

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the June 20, 2019 COTW Meeting

**I.1.a.a 2330 Government Street - Rezoning Application No. 00682
(Burnside Gorge)**

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in Rezoning Application No. 00682 for 2330 Government Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY

E.2 2330 Government Street - Rezoning Application No. 00682 (Burnside Gorge)

The Committee received a report dated June 6th, 2019 from the Acting Director of Sustainable Planning and Community Development that presents Council with information, analysis, and recommendations for a Rezoning Application for the property located at 2330 Government Street. The report recommends that Council approve the application to allow for the rezoning in order to allow the construction of a brewpub on the lot.

Moved By Councillor Alto

Seconded By Councillor Loveday

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in Rezoning Application No. 00682 for 2330 Government Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of June 20, 2019

To: Committee of the Whole **Date:** June 6, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00682 for 2330 Government Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in Rezoning Application No. 00682 for 2330 Government Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures; the density of the use of the land, building and other structures; the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 2330 Government Street. The proposal is to rezone from the M-G Zone, Government Light Industrial 2 District, to a new zone in order to permit a brewpub.

The following points were considered in assessing this application:

- the proposal is consistent with the *Official Community Plan*, which designates the subject property as Core Employment and supports light industrial, commercial and complementary retail uses
- the *Burnside Gorge Neighbourhood Plan* designates the subject property as Industrial Employment, which supports light industrial uses on the ground-floor, with ancillary retail or office uses limited to those that support the primary use
- the applicant would like to expand the existing brewery by adding a brewpub (i.e. tasting room/lounge) for patrons visiting the brewery. The applicant has applied for a Primary Liquor License, which is being dealt with in a separate Liquor License Application
- The proposed floor area of the brewpub is 72m² and would accommodate up to 40 guests.

BACKGROUND

Description of Proposal

The proposal is to rezone from the M-G Zone, Government Light Industrial 2 District, to a new zone in order to permit a brewpub.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

There is an existing bike rack for six bikes at the front entrance to the brewery.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The area is characterized by mix of industrial, commercial and residential uses.

Existing Site Development and Development Potential

The site is presently occupied by a two-storey commercial building consisting of office, retail, personal services, manufacturing, warehouse and brewery uses. Under the current M-G Zone, the property could be developed into a five-storey building consisting of commercial (retail, restaurants and professional services), high tech, light industrial (testing, servicing and repair) and/or warehouse/wholesale uses.

Data Table

The following data table compares the proposal with the existing M-G Zone.

Zoning Criteria	Proposal	Existing M-G Zone
Site area (m ²) – minimum	5765.60	n/a
Density (Floor Space Ratio) – maximum	0.70:1	1.50:1
Total floor area (m ²) – maximum	4389.00	8648.40
Height (m) – maximum	existing (< 15m)	15
Parking – minimum	59	49

Zoning Criteria	Proposal	Existing M-G Zone
Bicycle parking stalls – minimum		
Long-term	n/a	n/a
Short-term	1 rack (6 bikes)	n/a

Community Consultation

Community Association Land Use Committee

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Burnside-Gorge CALUC at a Community Meeting held on November 28, 2017. A letter from the Community Association is attached to this report. The applicant did not apply for rezoning within the required six months of the formal Community Meeting; however, the CALUC decided to waive the requirement for a second meeting and provided a second letter dated August 20, 2018, which is also attached to this report.

Victoria Police Department Referral

A referral was sent to the Victoria Police Department to provide comments on this application's adherence to the Crime Prevention Through Environmental Design (CPTED) standards, including calls for service statistics and any other concerns related to the application. Correspondence dated June 2019 is attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (2012) Urban Place Designation for the subject property is Core Employment, which supports light industrial, commercial and complimentary retail uses. A floor space ratio (FSR) up to approximately 3:1 is supportable. The current density on the subject property is 0.7:1 FSR and the applicant is not proposing to increase the floor area of the existing building. The proposed land use (brewpub) is appropriate for the area, as it supports the brewery operation and is consistent with the broader vision and changing land use trends in the Rock Bay area. The inclusion of the brewery has served as an employment generator in the neighbourhood.

Local Area Plans

The *Burnside Gorge Neighbourhood Plan* designates the subject property as Industrial Employment, which supports light industry, including production and distribution on the ground-floor, with ancillary retail or office uses limited to those that support the primary use. Vancouver Island Brewery currently employs approximately 32 people at this location. The proposal fits with the overall policy directions outlined in the Local Area Plan.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no impacts to public or private trees with this application.

Regulatory Considerations

The current M-G Zone allows for a wide range of light industrial and commercial uses, including brewery, distillery and restaurant; however, it does not permit a brewpub (lounge/tasting room), which allows alcohol to be served exclusively (no food). The proposed floor area of the brewpub is 72m² and the zoning amendment would limit the size of the brewpub to this proposed floor area. Any future deviations from the maximum floor area requirement for a brewpub would require a variance. There is currently liquor retail sales associated with the existing brewery; however, this use existed prior to the adoption of the *Liquor Retail Sales Policy*, and as a result, the liquor retail sales operations at this location are grandfathered and considered existing legal non-conforming.

CONCLUSIONS

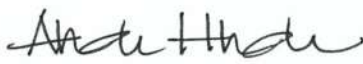
The proposal to rezone the subject property to allow a brewpub is consistent with the applicable land use policies and would allow for the applicant to grow the brewery operation at this location by expanding the public element of the business. Limiting the size of the floor area associated with the brewpub will ensure that it remains secondary to the light industrial and other commercial uses on the subject properties. Staff recommend for Council's consideration that the application advance to a Public Hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00682 for the property located at 2330 Government Street.


Respectfully submitted,


Leanne Taylor
Senior Planner
Development Services Division


Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

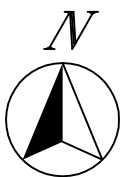
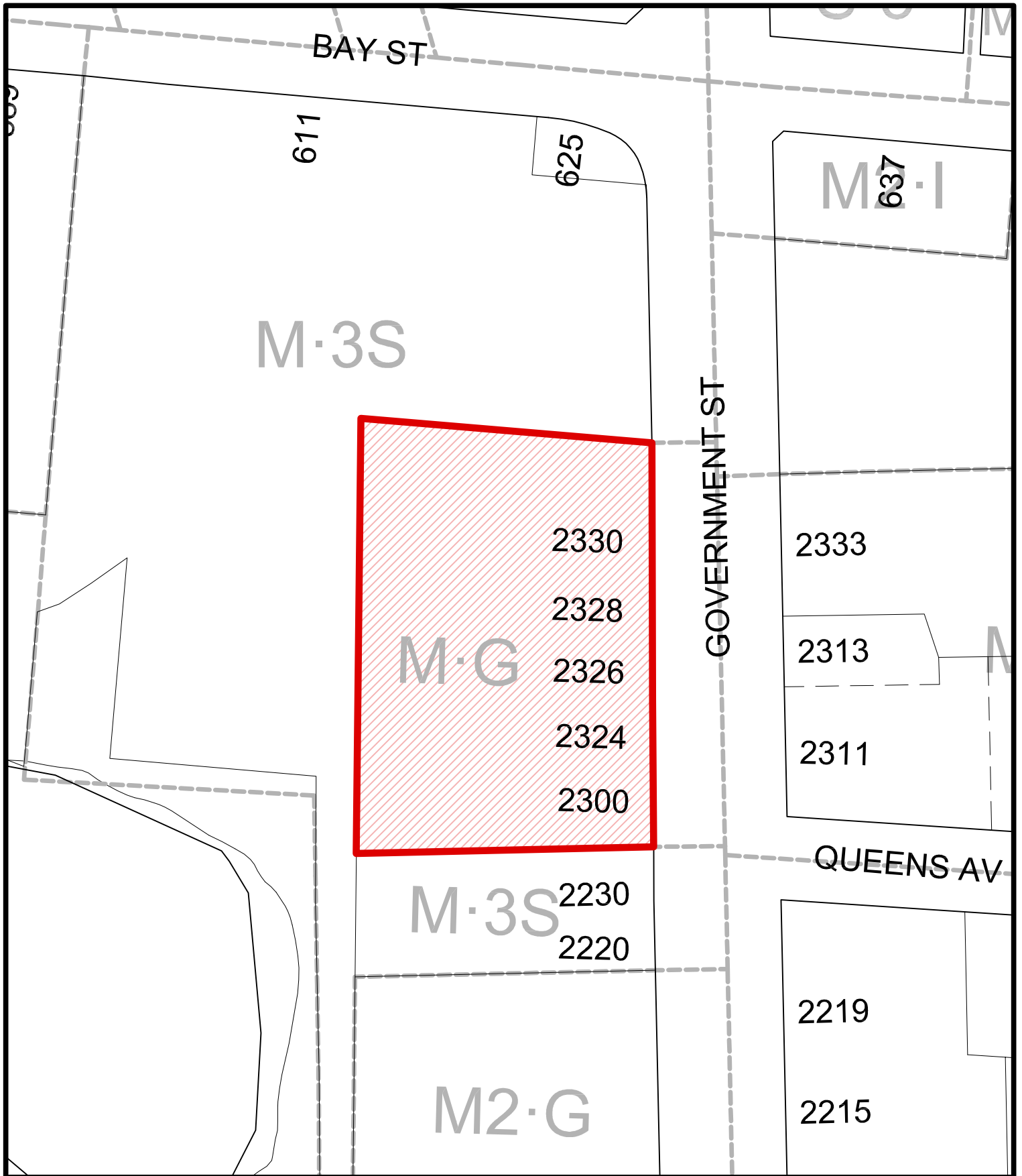
Report accepted and recommended by the City Manager:

Date:


June 13, 2019

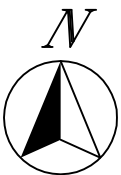
List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped April 5, 2019
- Attachment D: Letters from applicant to Mayor and Council dated November 30, 2018
- Attachment E: Letters from Community Association Land Use Committee dated November 28, 2017 and August 20, 2018
- Attachment F: Referral Comments from the Victoria Police Department dated June 5, 2019.



2330 Government Street
Rezoning No.00682





2330 Government Street
Rezoning No.00682

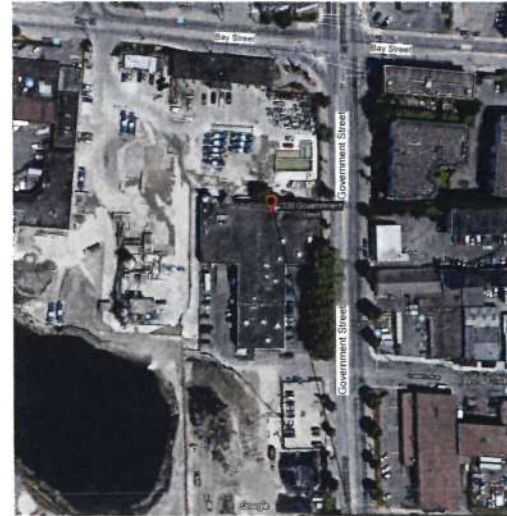


Vancouver Island Brewing Rezoning Application

2330 Government Street, Victoria, B.C.



3 2330 Government Street, Aerial View
No Scale



Project Location

2 2330 Government Street, Location Plan
No Scale

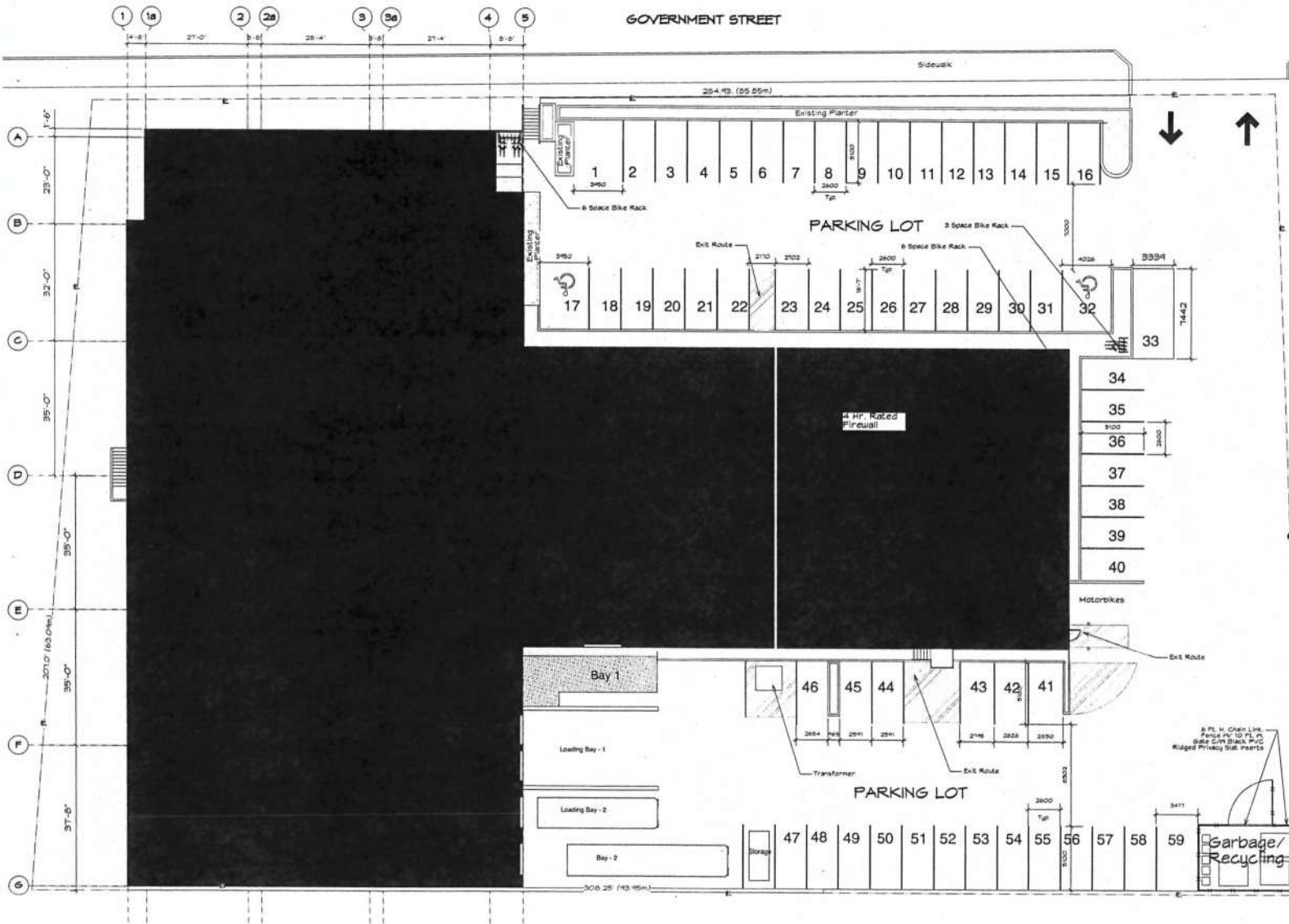


1 Zoning Map
No Scale



		<table><tr><td colspan="2">Project Name</td><td colspan="2">Vancouver Island Brewing Rezoning Application</td><td>Project No.</td><td>1807</td></tr><tr><td colspan="2">City</td><td colspan="2">City of Victoria</td><td>Project No.</td><td>1807</td></tr><tr><td colspan="2">Project No.</td><td colspan="2">1807</td><td>Project No.</td><td>1807</td></tr><tr><td colspan="2">Project No.</td><td colspan="2">1807</td><td>Project No.</td><td>1807</td></tr></table>	Project Name		Vancouver Island Brewing Rezoning Application		Project No.	1807	City		City of Victoria		Project No.	1807	Project No.		1807		Project No.	1807	Project No.		1807		Project No.	1807
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Project No.		1807		Project No.	1807																					
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GOVERNMENT STREET



Building Occupancy Summary		
Type of Building Use	Sq. Ft.	# of
Office	15,142.30	1,952.75
Manufacturing	17,482.82	1,824.30
Residential	179.00	72.00
Retail	1,629.75	151.13
Warehouse	5,526.94	513.47
Personal Services	1,158.19	157.60
Total Area	48,952.25	4,302.25

TYPE OF BUILDING USE	TYPE OF BUILDING USE	TYPE OF BUILDING USE	TYPE OF BUILDING USE	TYPE OF BUILDING USE
Office	1,952.75	1,952.75	1,952.75	1,952.75
Manufacturing	1,824.30	1,824.30	1,824.30	1,824.30
Residential	72.00	72.00	72.00	72.00
Retail	151.13	151.13	151.13	151.13
Warehouse	513.47	513.47	513.47	513.47
Personal Services	157.60	157.60	157.60	157.60
Corrected Area	48,952.25	48,952.25	48,952.25	48,952.25
Total Parking Requirements				
Total Parking Existing On Site				
Parking Surplus				

Project Information Data Table		
Existing Zone	M.O.	
Proposed Zone	M.O.	
Site Area	5,765.6m ²	
Floor Areas		
Main	2,937.4m ²	
Second	1,451.9m ²	
Total Floor Area	4,389.3m²	
Commercial Floor Area	4,389.3m ²	
Floor Space Ratio (FSR)	4,389.3m ² / 5,765.6m ² = 75.1	
Site Coverage (%)	N/A	
Open Site Space (%)	N/A	
Building Height (m)	N/A	
Number Of Stories	2	
Parking Ratio (Number Of Bays)	29	
Bicycle Parking Number (Class 1)	0	
Bicycle Parking Number (Class 2)	0	
Building Setbacks		
Front Yard	East	N/A
Rear Yard	West	N/A
Side Yard (South)	South	N/A
Side Yard (North)	North	N/A
Conditional Side Yard		N/A
Total Number Of Units	N/A	
Unit Type (eg. 1 Bedroom)	N/A	
Ground-mounted Units	N/A	
Minimum Unit Floor Area (m ²)	N/A	
Total Residential Floor Area (m ²)	N/A	



1. Image of PVC Privacy Slats NOT TO SCALE

2. SITE PLAN
SCALE: 1:1500

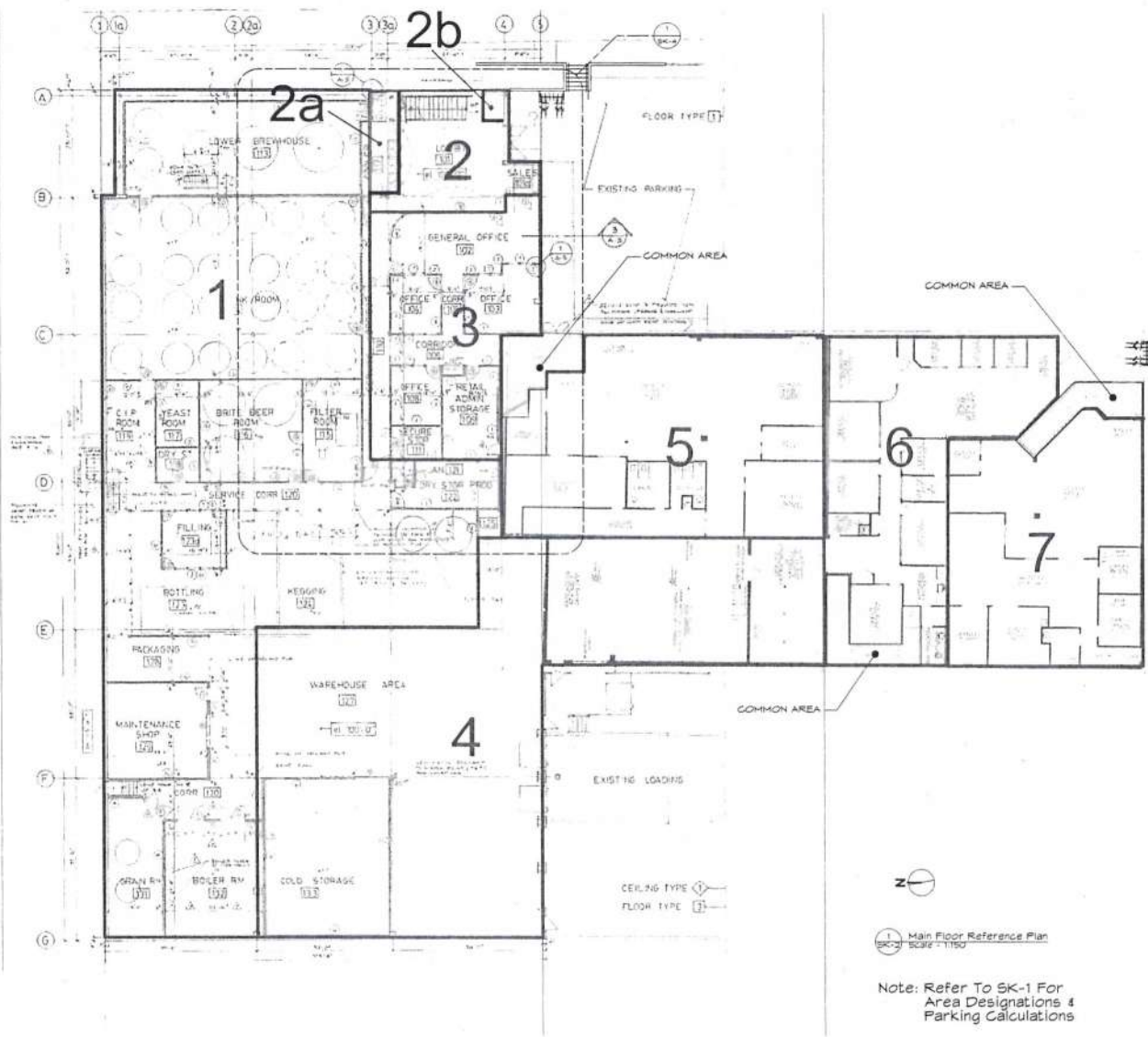
APR 05 2019

Vancouver Island Brewing

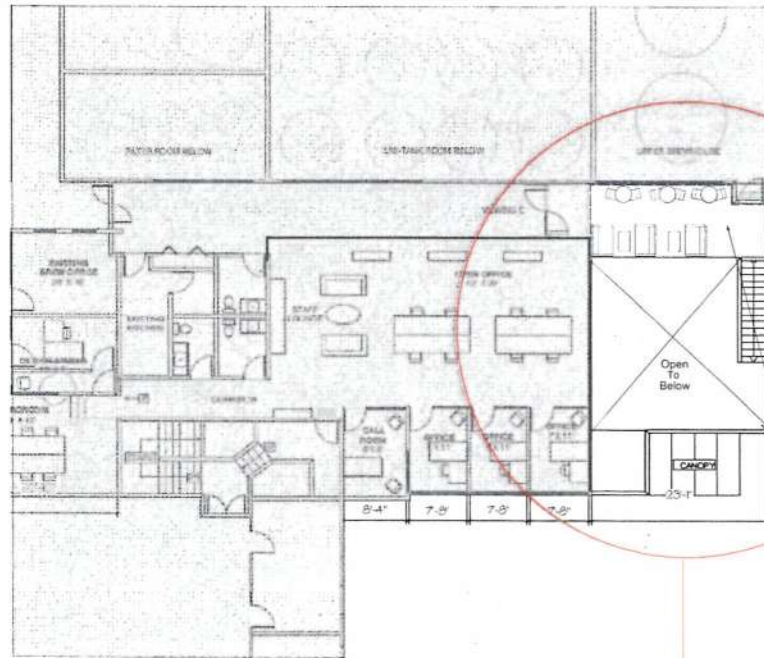
1807

SK-1

Planning & Development Department



Vancouver Island Brewing Rezoning Application		1907
Floor Plans Occupant Load		SK-2



Total Area = 21.9m²

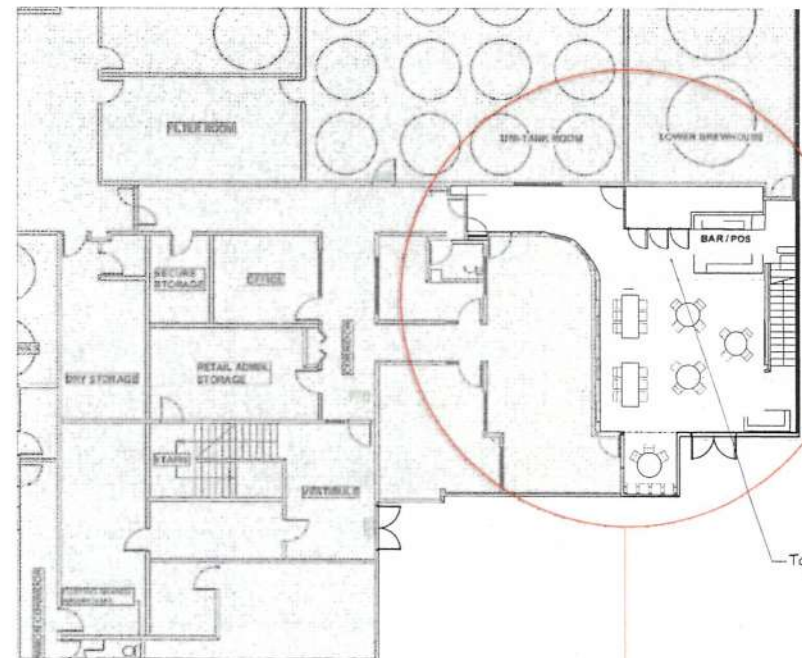
2 Existing Level 2
Scale: 1/8" = 1'-0"

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



Total Area = 106.1m²

1 Existing Level 1
Scale: 1/8" = 1'-0"

PROPOSED AREA
FOR
REZONING
APPLICATION



Vancouver Island Brewing Rezoning Application				1807
Project Name	Project No.	Page No.	Sheet No.	Sheet No.
Proposed Tasting Room Area Calculation	1807-02	1807-02	1807-02	1807-02
SK-4	SK-4	SK-4	SK-4	SK-4



November 30, 2018

City of Victoria
Sustainable Planning and Community Development
Development Services Division
1 Centennial Square
Victoria, BC V8W 1P6

Re: Application to Rezone to allow additional use - Brewpub

Dear Mayor Helps and Council,

Vancouver Island Brewing would like to incorporate a lounge/tasting room within the current footprint of our existing Brewery Store. There will be no construction or renovations to the building, we would simply like to change how we operate within our existing space in order to have the ability to engage more fully with our customers and surrounding community. For this reason, we are proposing a rezoning of 2330 Government street to allow for a brewpub as a designated use.

Vancouver Island Brewing is located on the brewery walk, ideally situated between Phillips Brewery on Government Street and Driftwood and Hoyne Breweries on Bridge Street. This area draws a large number of tourist and locals alike looking to have an authentic craft brewery experience. We believe that this experience entails more than just buying a 6 pack from a brewery. Having the option to sit back and enjoy multiple samples while watching the brewers work in the Brewhouse, or talk to the Operations Manager as he's passing through the area are experiences that our guests are currently missing.

To that end, in conjunction with this rezoning application we are working with the BC Liquor and Cannabis Regulatory Branch to obtain a Brewery Lounge Endorsement. Our current licence allows us to sell guests no more than 12 ounces of beer in serving sizes no larger than 4 ounces. With a zoning and licence change, we will be able to serve guests a full 12 ounce glass, or allow them to taste all beers made at our brewery. It will be a true tasting room.

VANCOUVER ISLAND BREWING

2330 Government St., Victoria, BC V8T 5G5

250-361-0007 | 1-800-663-6383 | info@vibrewing.com



The brewery is in a leased space with other tenants occupying office and retail space. The area is in the Rock Bay District and zoned to permit breweries, restaurants, light industrial, retail and office uses. Additionally, the site falls within the Activity Noise District, which allows for more noise than the 'Intermediate' or 'Quiet' districts. The site is bounded to the North and West by the Ocean Concrete's work yard, to the South by an empty lot owned by BC Hydro, and to the East by residential and light industrial/ service commercial use.

While our aim is to increase business, we do not anticipate higher traffic volumes until after 5pm on weekdays and all day on weekends. We currently have 25 parking spaces reserved for brewery use with 6 currently dedicated for customer use. The majority of the parking lot is empty after 5pm weekdays and all day on weekends leaving ample parking space for customers during those times. We are also located near major bus routes and have multiple bike racks in our parking lot.

Additionally, we do not believe that the new designated use of our existing space would create additional noise above our current operations. Our intent is to improve access to the brewery and to familiarize customers with new and existing products, not to create a loud, high traffic area. While we may occasionally feature local live music, given the small space which is completely confined within the building, the level of entertainment will be subdued. Any additional entertainment will be limited to simple games (board games, etc.) that consumers can play in a group at their table.

We will have seating for 40 guests and hours will not change from what is currently allowed in our license (daily 9am to 11pm) with actual operating hours starting at 11:00 and ending by 10:00 or earlier depending on consumer demand. We are requesting longer hours as we are often approached by other business and community organizations to host private functions. Some of these events would be cocktail type events in the evening, with food pairings available throughout the space. Seating would be removed and we could see capacity up to our occupancy load of 86 people (inclusive of staff and patrons). We would also be hosting various beer education events run by our brewing staff. The frequency of these hosted events would be bi-weekly or weekly at the most, with larger special events only occurring as often as semi-annually and would be held after hours (5pm-11pm) when neighbouring businesses have vacated the parking spots. These events would be hosted within the building with minimal spill over into our parking lot.



VANCOUVER ISLAND BREWING

2330 Government St., Victoria, BC V8T 5G5

250-361-0007 | 1-800-663-6383 | info@vibrewing.com



Despite the zoning allowing for a brewpub, the primary focus of the business will remain manufacturing (production brewery). While we understand a requirement of the lounge endorsement is to provide hot or cold food options for customers, it is not our intention to become a dining destination. We plan to have limited offerings that will enhance the craft beer experience, such as various meat, cheese and cracker offerings produced by other local business. Additionally, we will have non-alcoholic beverages and gluten-free alcoholic options.

It is my hope that this application for rezoning can be supported. I am available at your convenience should you have any questions on this project.

Sincerely,

David Nicholls
General Manager
Vancouver Island Brewing



VANCOUVER ISLAND BREWING

2330 Government St., Victoria, BC V8T 5G5
250-361-0007 | 1-800-663-6383 | info@vibrewing.com

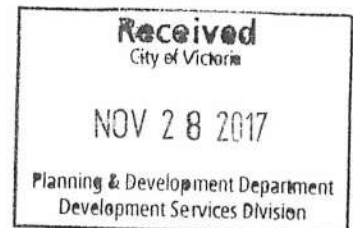


Burnside Gorge Community Association

November 28, 2017

Mayor & Council
#1 Centennial Square, Victoria, BC.

Dear Mayor and Council:



CALUC Community Meeting Rezoning Application for 2330 Government Street

On Nov. 20th, 2017, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss the Vancouver Island Brewing Company proposal to rezone 2330 Government Street from M-G - Government light Industrial 2 to site specific zoning for a lounge endorsement.

Alison Duke of Vancouver Island Brewing presented.

The proposal is for a lounge endorsement allowing for a 24 seat lounge / tasting room. The existing building will not change externally. Proposed brewery contains an area for retail liquor sales.

There are designated parking spaces with additional weekend spaces. The BG CALUC supports any parking variance that may be required.

There was only one attendee and they were in support of this proposal. We also received the following email in support.

We are agents for the owners of 637 Bay Street, Victoria.

This is to advise that we support this Development Proposal. We feel the proposed modest changes will further enhance the commercial and social fabric of the immediate neighbourhood.

Thank you.

Clive

The Burnside Gorge LUC supports this proposal.

Respectfully,

Avery Stetski

Avery Stetski

Land Use Committee Chair, Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Alison Duke - Vancouver Island Brewing Company



Burnside Gorge Community Association

August 20, 2018

Mayor & Council

#1 Centennial Square, Victoria, BC.

Dear Mayor and Council:



Updated CALUC Comment on Revised Application for 2330 Government Street

On Nov. 20th, 2017, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss the Vancouver Island Brewing Company proposal to rezone 2330 Government Street from M-G Government light Industrial 2 to site specific zoning for a lounge endorsement.

The proposal has been revised to change the seating capacity for a lounge endorsement from an original 24 seat lounge / tasting room to 61 persons on Level 1 and a capacity for 25 persons on Level 2. The existing building will not change externally. Proposed brewery contains an area for retail liquor sales.

There are no changes from the original designated parking spaces with additional weekend spaces. The BG CALUC supports any parking variance that may be required.

After reviewing the revised plans dated 18/08/14 the Burnside Gorge LUC sees no requirement for the proponent to hold a second Land Use Meeting nor a second community meeting.

This is to advise that the BGLUC fully supports this Development Proposal. We feel the proposed modest changes will further enhance the commercial and social fabric of the immediate neighbourhood.

Respectfully,

Avery Stetski

Land Use Committee Chair, Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department

Alison Duke - Vancouver Island Brewing Company

Leanne Taylor

From: Watson, Cliff <cliff.watson@vicpd.ca>
Sent: June 5, 2019 4:40 PM
To: Leanne Taylor
Subject: Revised Plans Received for 2330 Government Street (to allow for a Brewpub)

The application from Vancouver Island Brewing for a lounge endorsement proposes a 86 seat licensed area for the hours of 9am to 11pm.

Generally speaking, this type of licence/application is of lower concern than most other licence applications – particularly when considering the proposed hours.

The physical location of the Brewery and the proposed lounge is favorable for the applicant as the immediate area could be described as rather quiet in the evening hours. There are residential units across the street at Government and Bay, but the remainder of the neighboring properties are either commercial or industrial.

In comparison to other similar operations and hours, these hours seem reasonable (a similar operation a few blocks away closes at 10pm every day – a location where VicPD has not seen any increase to liquor calls for service or other anecdotal impacts on the neighbourhood). VicPD's primary concern are when these liquor seats run into the late night hours.

VicPD has opposed other lounge endorsement applications where the property was immediately adjacent to existing residential units, or pending residential developments.

This application does not appear to have either competing scenario.

While VicPD is not in a position to 'support' an application where liquor seats are increased, the impacts of this application/licence on the immediate neighbourhood appear minimal, and impact on VicPD resources would in all likelihood be minimal.



Sgt Cliff Watson
Operational Planning
Victoria Police Department
850 Caledonia Ave
Victoria BC, V8T 5J8
Office. 250-995-7218
Mobile. 250-812-0872
cliff.watson@vicpd.ca

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August 20, 2018

Mayor & Council
#1 Centennial Square, Victoria, BC.

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Respectfully,



Avery Stetski

Land Use Committee Chair, Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department

Alison Duke - Vancouver Island Brewing Company

November 28, 2017

Mayor & Council
#1 Centennial Square, Victoria, BC.

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Clive

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Avery Stetski

Avery Stetski

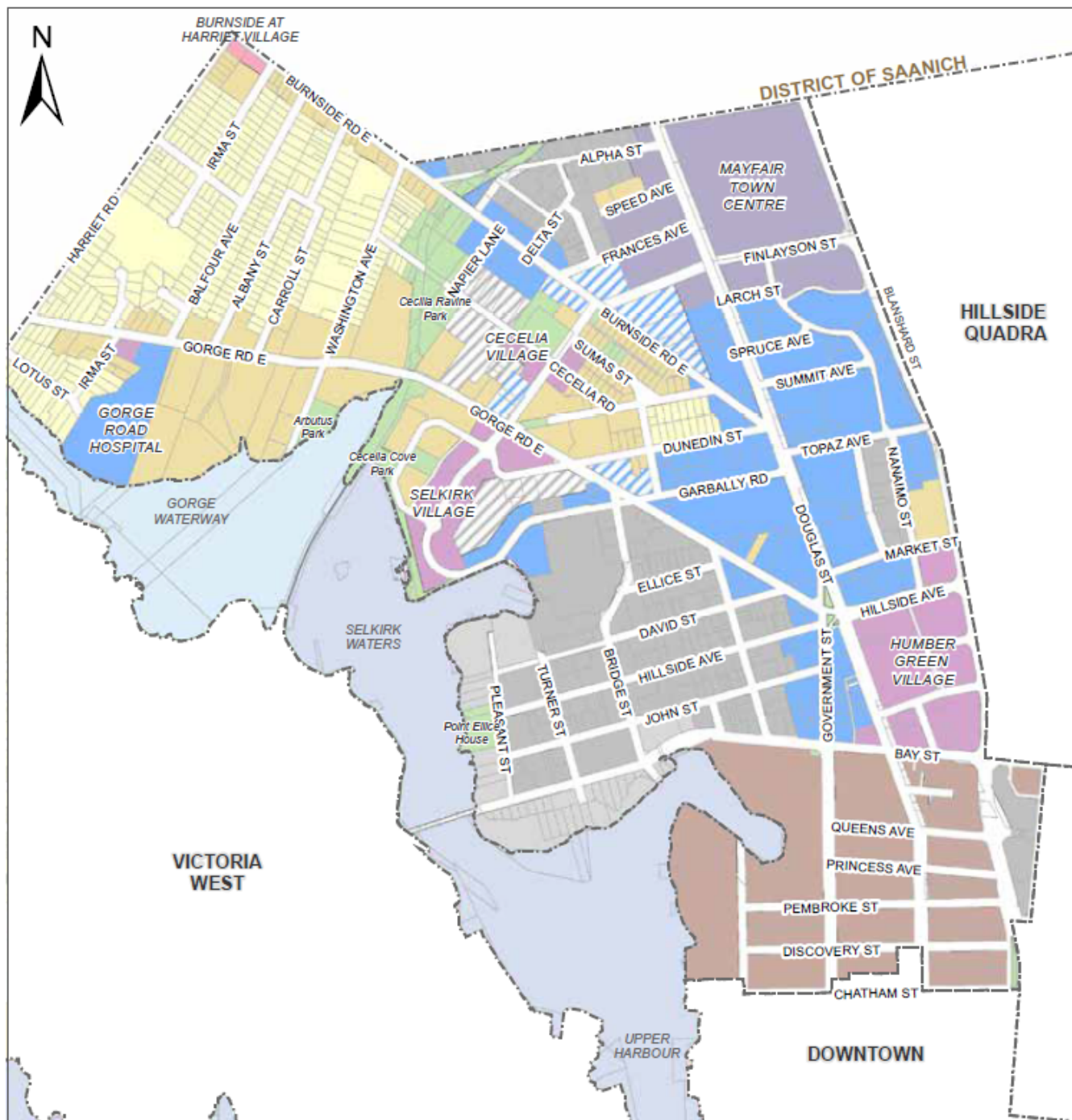
Land Use Committee Chair, Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Alison Duke - Vancouver Island Brewing Company

Rezoning Application for 2330 Government Street





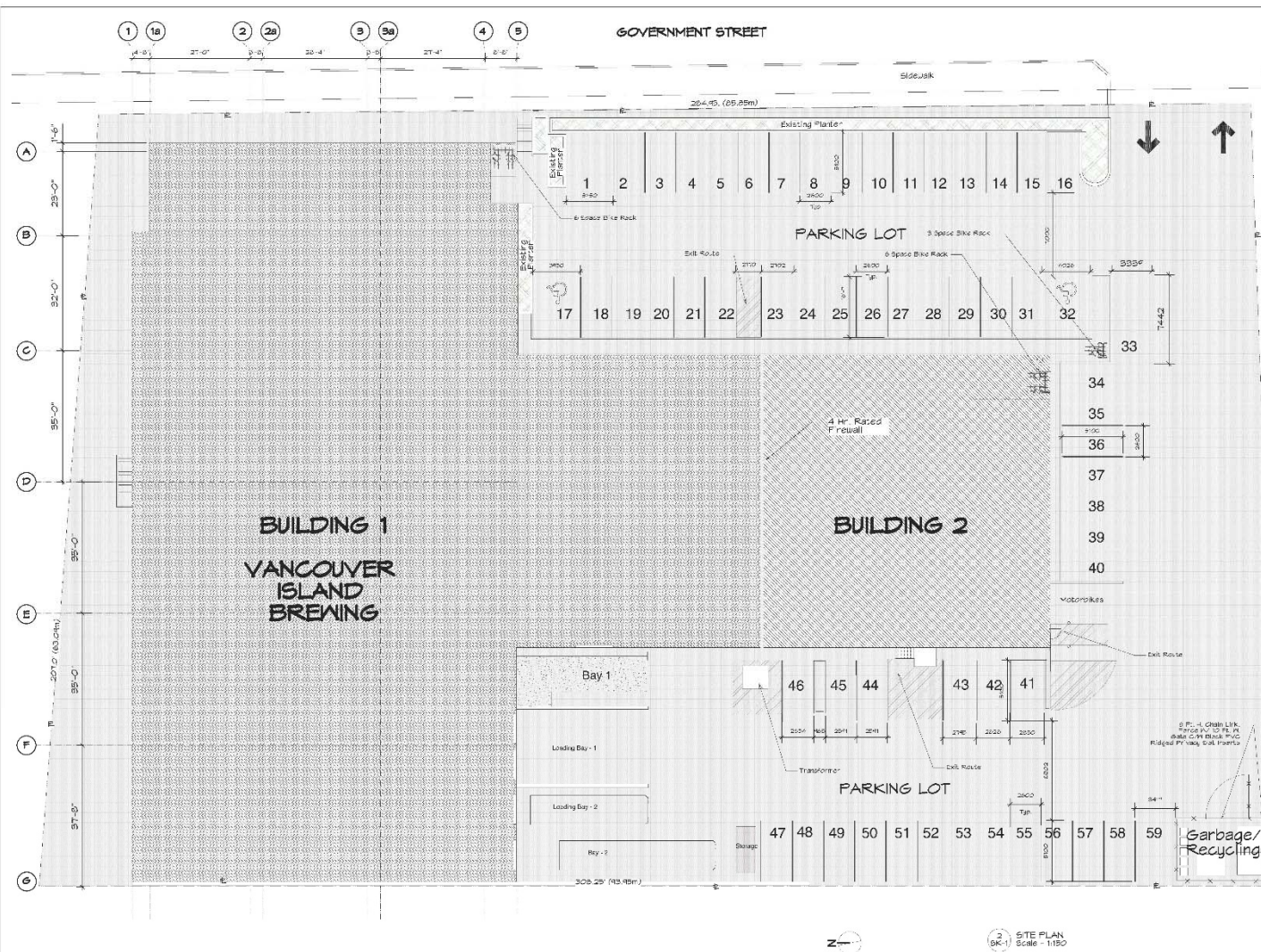


MAP 19 Burnside Neighbourhood

Urban Place Designations*

- Core Employment
- Industrial Employment
- Employment-Residential
- Industrial Employment-Residential
- Marine Industrial
- General Employment
- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Working Harbour
- Marine

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.



Building Occupancy Summary

Type of Building (sq. ft.)	Sq. Ft.	Use
Office	15,342.33	1,883.73
Manufacturing	17,161.47	1,871.31
Warehouse	775.06	72.00
Other	1,608.72	133.15
Total Area	24,887.58	2,888.19

Type of Building (sq. ft.)	Office	Warehouse	Other	Total
Office	15,342.33	1,883.73	1,871.31	17,117.37
Warehouse	775.06	72.00	133.15	980.21
Other	1,608.72	133.15	1,871.31	3,613.18
Total	17,726.11	2,088.88	3,875.80	23,690.79

Project Information Data Table

Existing Zone	M-2
Proposed Zone	M-2
Site Area	5,725.5 sq. ft.
Lot Area	2,537.4 sq. ft.
Setback	1,471.6 sq. ft.
Total Floor Area	17,345.0 sq. ft.
Commercial Floor Area	4,159.7 sq. ft.
Floor Space Ratio (FSR)	4,320.5 sq. ft. / 5,725.5 sq. ft. = 75.1
Site Coverage (%)	12%
Open Site Space (%)	12%
Building Height (m)	10.5
Number of Bays	2
Parking Space Number On Site	122
Bicycle Parking Number (Class 1)	0
Bicycle Parking Number (Class 2)	0
Building Setbacks	
Front Yard	East
Side Yard (South)	South
Side Yard (North)	North
Combined Side Yards	NA
Residential Use Details	NA
Total Number of Units	NA
Unit Type (sq. ft. Bedroom)	NA
Ground-oriented Units	NA
Minimum Unit Floor Area (sq. ft.)	NA
Total Residential Floor Area (sq. ft.)	NA



Image of PVC Privacy Slats
Not to Scale

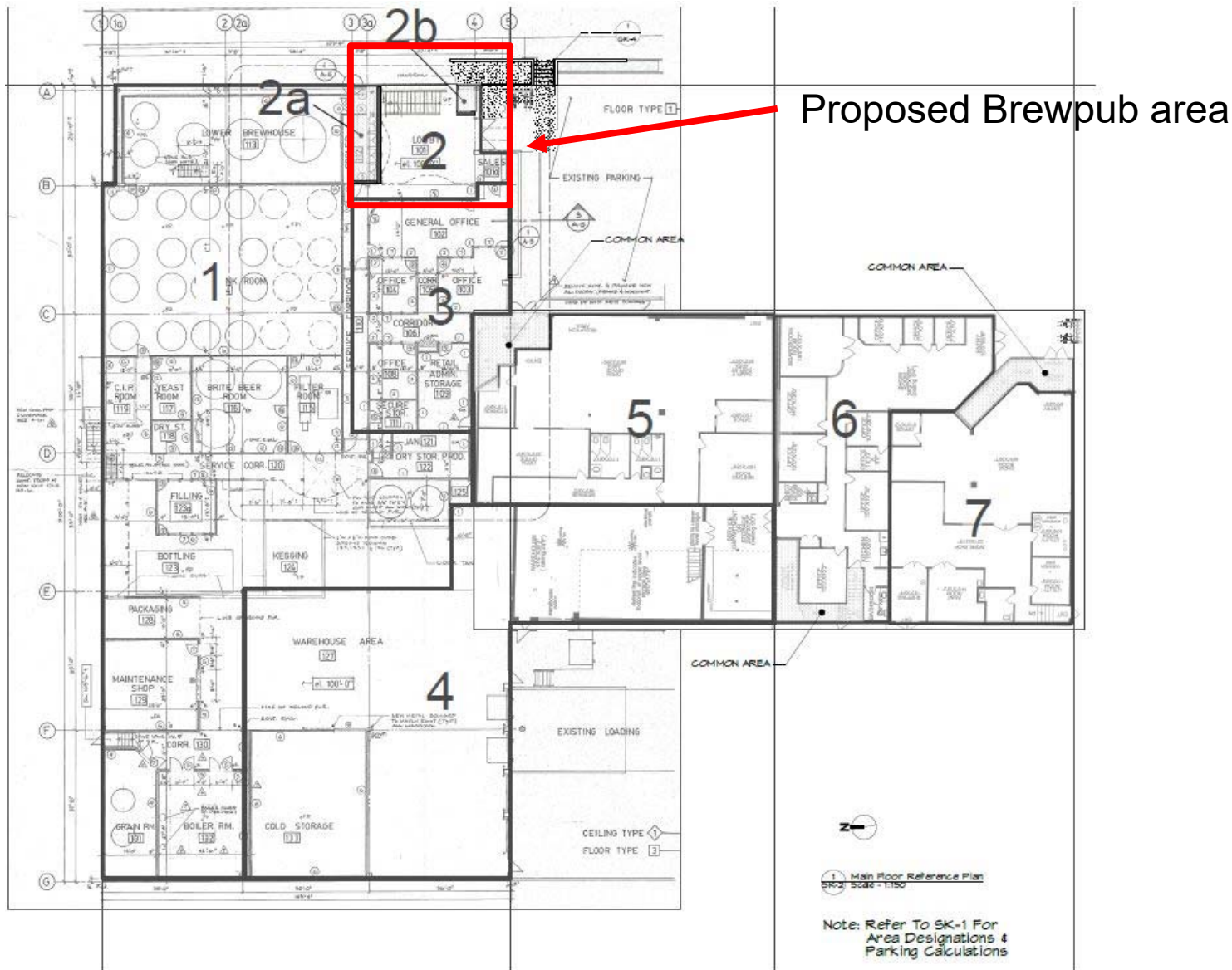


SK-1 SITE PLAN
Scale: 1:150



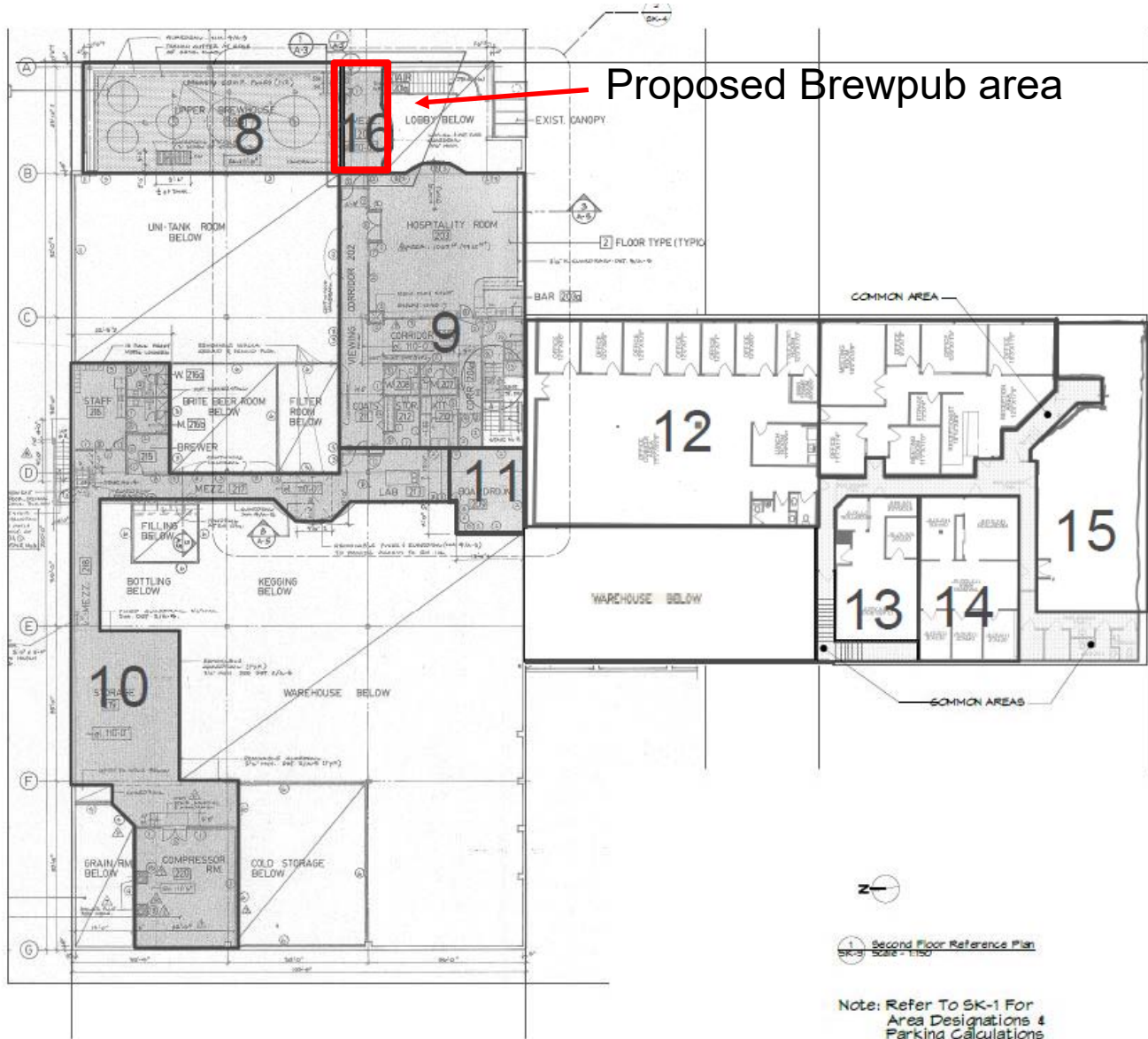
Vancouver Island Brewing Rezoning Application			
Project Name	Site Plan	Project Number	1807
Project Address	1000-1001 10th Avenue, Victoria, BC	Project Date	10/20/2023
Project Status	Approved	Project Type	SK-1





Main Floor

				project name Vancouver Island Brewing Rezoning Application	project no. 1807
	drawing title Floor Plans/ Occupant Load	drawn by [signature]	made by [signature]	date 10/02/22 (Rev. 10/04/22 updated)	drawing no. SK-2



Second Floor

				Project Name Vancouver Island Brewing Rezoning Application	Project No. 1807
	Working Title Second Floor Plan	Project No. 1807	Scale As Indicated	Date 18/04/23 Rev. 18/04/23 JPM/MS	Working No. SK-3

