



## Appendix A

November 30, 2018

Liquor and Cannabis Regulatory Branch  
400-645 Tyee Road  
Victoria, BC V9A 6X5



**Re: Letter of Intent: Lounge Endorsement - Manufacturer Licence #300205**

To whom it may concern,

Vancouver Island Brewing has applied for a lounge endorsement with the LCRB conjointly with a change in zoning with the City of Victoria.

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 the new designated use to 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

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**VANCOUVER ISLAND BREWING**

2330 Government St., Victoria, BC V8T 5G5  
250-361-0007 | 1-800-663-6383 | [info@vibrewing.com](mailto:info@vibrewing.com)



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.

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 food options for customers, it is not our intention to become a dining destination. We plan to have limited hot or cold 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, sales of which would account for considerably less than 20% of our total sales.

It is my hope that this application for a lounge endorsement 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



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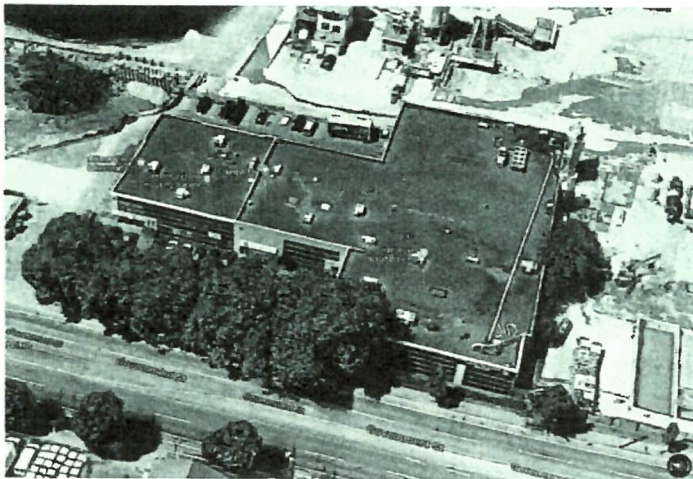
2330 Government St., Victoria, BC V8T 5G5

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# Vancouver Island Brewing Rezoning Application

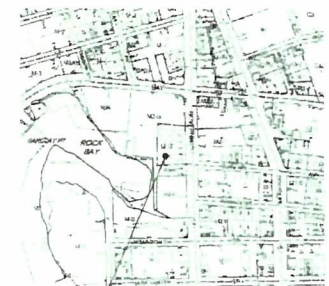
2330 Government Street, Victoria, B.C.



3 2330 Government Street Aerial View  
SK-0 No Scale



2 2330 Government Street, Location Plan  
SK-0 No Scale



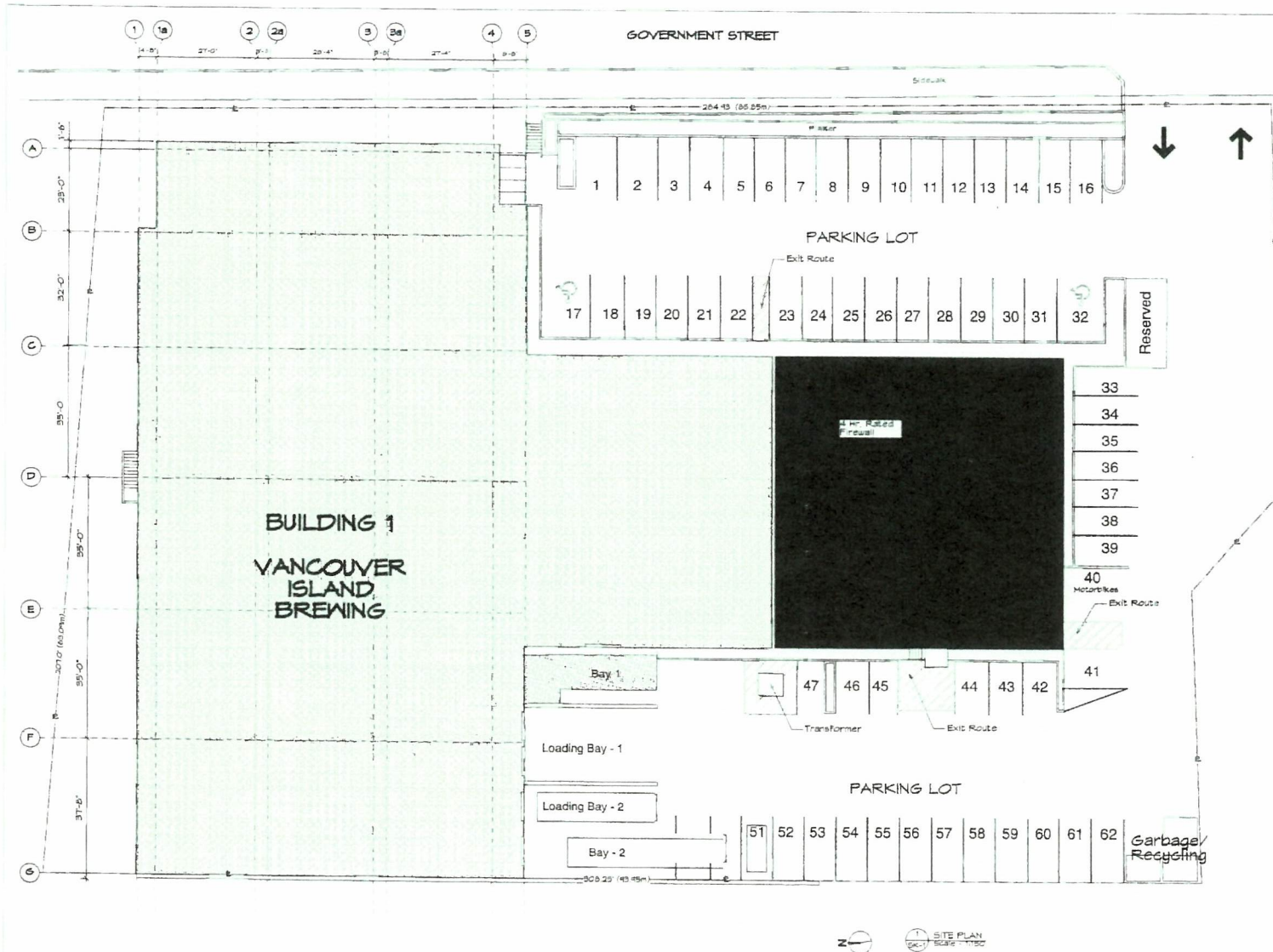
1 Zoning Map  
SK-0 No Scale



Appendix A

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		<b>Vancouver Island Brewing</b> Rezoning Application		Project No. <b>1807</b>	
Address: Cover Sheet/Location Plan	Date: 18/03/23	Projected: 18/03/23	Drawing No. <b>SK-0</b>		



Lot #	Turned	Use	sq. ft.	sq. ft.	Parking Area	# of Spaces
1 & 2	Y.L.	Manufacturing	18,750	1,000	5,100sq	11
3	Y.L.	Warehouse	8,000	810.0	5,100sq	6
4 & 5	Y.L.	Office	1,100	107	1,000	2
6 & 7	Y.L.	Office	1,200	100.0	1,000	2
8	Y.L.	Office	1,200	100.0	1,000	2
9	Y.L.	Office	1,200	100.0	1,000	2
10	Y.L.	Office	1,200	100.0	1,000	2
11	Y.L.	Office	1,200	100.0	1,000	2
12	Y.L.	Office	1,200	100.0	1,000	2
13	Y.L.	Office	1,200	100.0	1,000	2
14	Y.L.	Office	1,200	100.0	1,000	2
15	Y.L.	Office	1,200	100.0	1,000	2
16	Y.L.	Office	1,200	100.0	1,000	2
17	Y.L.	Office	1,200	100.0	1,000	2
18	Y.L.	Office	1,200	100.0	1,000	2
19	Y.L.	Office	1,200	100.0	1,000	2
20	Y.L.	Office	1,200	100.0	1,000	2
21	Y.L.	Office	1,200	100.0	1,000	2
22	Y.L.	Office	1,200	100.0	1,000	2
23	Y.L.	Office	1,200	100.0	1,000	2
24	Y.L.	Office	1,200	100.0	1,000	2
25	Y.L.	Office	1,200	100.0	1,000	2
26	Y.L.	Office	1,200	100.0	1,000	2
27	Y.L.	Office	1,200	100.0	1,000	2
28	Y.L.	Office	1,200	100.0	1,000	2
29	Y.L.	Office	1,200	100.0	1,000	2
30	Y.L.	Office	1,200	100.0	1,000	2
31	Y.L.	Office	1,200	100.0	1,000	2
32	Y.L.	Office	1,200	100.0	1,000	2
33	Y.L.	Office	1,200	100.0	1,000	2
34	Y.L.	Office	1,200	100.0	1,000	2
35	Y.L.	Office	1,200	100.0	1,000	2
36	Y.L.	Office	1,200	100.0	1,000	2
37	Y.L.	Office	1,200	100.0	1,000	2
38	Y.L.	Office	1,200	100.0	1,000	2
39	Y.L.	Office	1,200	100.0	1,000	2
40	Y.L.	Office	1,200	100.0	1,000	2
41	Y.L.	Office	1,200	100.0	1,000	2
42	Y.L.	Office	1,200	100.0	1,000	2
43	Y.L.	Office	1,200	100.0	1,000	2
44	Y.L.	Office	1,200	100.0	1,000	2
45	Y.L.	Office	1,200	100.0	1,000	2
46	Y.L.	Office	1,200	100.0	1,000	2
47	Y.L.	Office	1,200	100.0	1,000	2
48	Y.L.	Office	1,200	100.0	1,000	2
49	Y.L.	Office	1,200	100.0	1,000	2
50	Y.L.	Office	1,200	100.0	1,000	2
51	Y.L.	Office	1,200	100.0	1,000	2
52	Y.L.	Office	1,200	100.0	1,000	2
53	Y.L.	Office	1,200	100.0	1,000	2
54	Y.L.	Office	1,200	100.0	1,000	2
55	Y.L.	Office	1,200	100.0	1,000	2
56	Y.L.	Office	1,200	100.0	1,000	2
57	Y.L.	Office	1,200	100.0	1,000	2
58	Y.L.	Office	1,200	100.0	1,000	2
59	Y.L.	Office	1,200	100.0	1,000	2
60	Y.L.	Office	1,200	100.0	1,000	2
61	Y.L.	Office	1,200	100.0	1,000	2
62	Y.L.	Office	1,200	100.0	1,000	2
63	Y.L.	Office	1,200	100.0	1,000	2
64	Y.L.	Office	1,200	100.0	1,000	2
65	Y.L.	Office	1,200	100.0	1,000	2
66	Y.L.	Office	1,200	100.0	1,000	2
67	Y.L.	Office	1,200	100.0	1,000	2
68	Y.L.	Office	1,200	100.0	1,000	2
69	Y.L.	Office	1,200	100.0	1,000	2
70	Y.L.	Office	1,200	100.0	1,000	2
71	Y.L.	Office	1,200	100.0	1,000	2
72	Y.L.	Office	1,200	100.0	1,000	2
73	Y.L.	Office	1,200	100.0	1,000	2
74	Y.L.	Office	1,200	100.0	1,000	2
75	Y.L.	Office	1,200	100.0	1,000	2
76	Y.L.	Office	1,200	100.0	1,000	2
77	Y.L.	Office	1,200	100.0	1,000	2
78	Y.L.	Office	1,200	100.0	1,000	2
79	Y.L.	Office	1,200	100.0	1,000	2
80	Y.L.	Office	1,200	100.0	1,000	2
81	Y.L.	Office	1,200	100.0	1,000	2
82	Y.L.	Office	1,200	100.0	1,000	2
83	Y.L.	Office	1,200	100.0	1,000	2
84	Y.L.	Office	1,200	100.0	1,000	2
85	Y.L.	Office	1,200	100.0	1,000	2
86	Y.L.	Office	1,200	100.0	1,000	2
87	Y.L.	Office	1,200	100.0	1,000	2
88	Y.L.	Office	1,200	100.0	1,000	2
89	Y.L.	Office	1,200	100.0	1,000	2
90	Y.L.	Office	1,200	100.0	1,000	2
91	Y.L.	Office	1,200	100.0	1,000	2
92	Y.L.	Office	1,200	100.0	1,000	2
93	Y.L.	Office	1,200	100.0	1,000	2
94	Y.L.	Office	1,200	100.0	1,000	2
95	Y.L.	Office	1,200	100.0	1,000	2
96	Y.L.	Office	1,200	100.0	1,000	2
97	Y.L.	Office	1,200	100.0	1,000	2
98	Y.L.	Office	1,200	100.0	1,000	2
99	Y.L.	Office	1,200	100.0	1,000	2
100	Y.L.	Office	1,200	100.0	1,000	2

RECEIVED  
APR 01 2013  
PERMITS & INSPECTIONS  
CITY OF VICTORIA

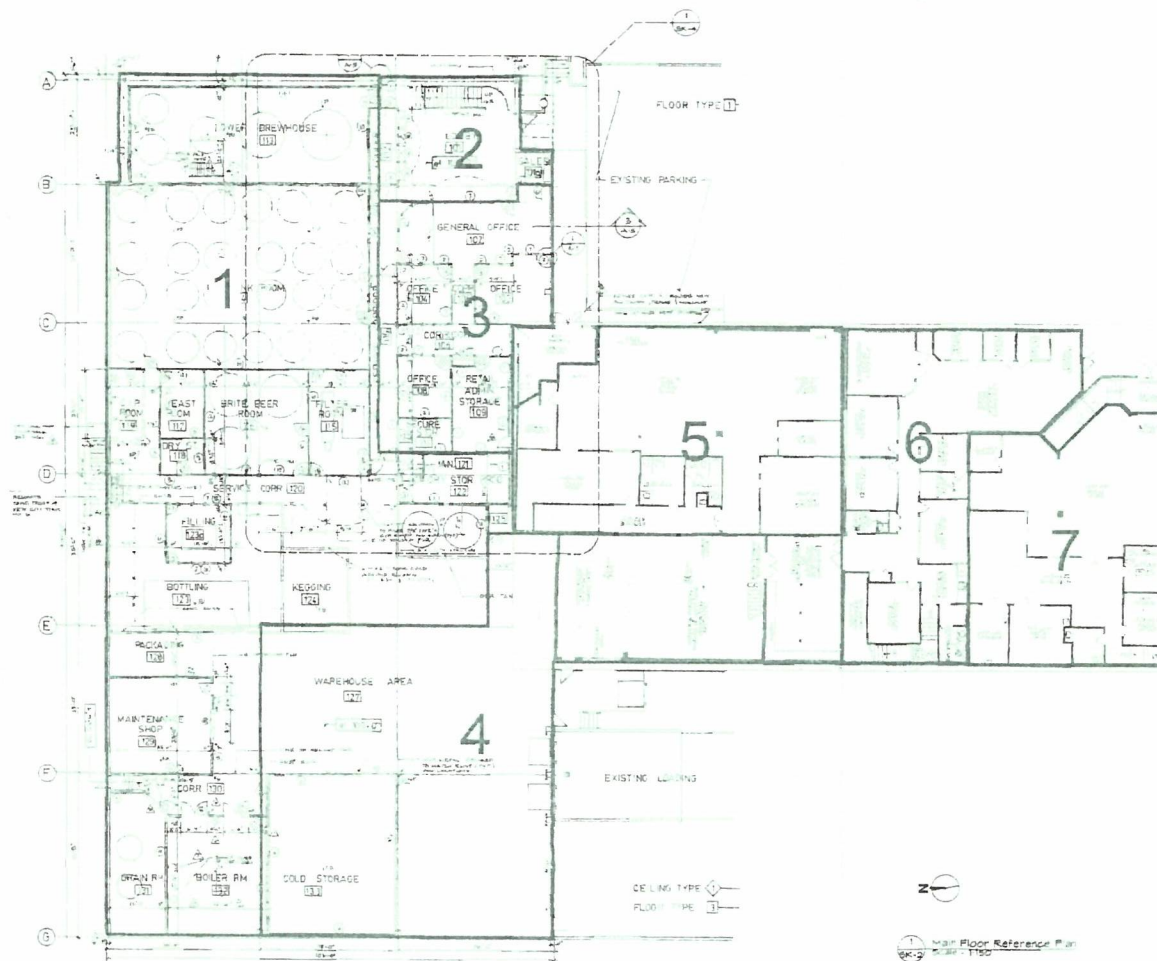
Existing Zone	M-2
Proposed Zone	M-2
Site Area	6,272.7m <sup>2</sup>
Lot Area	2,722.4m <sup>2</sup>
Building Area	1,451.0m <sup>2</sup>
Year Floor Area	4,389.0m <sup>2</sup>
Commercial Floor Area	4,389.0m <sup>2</sup>
Floor Space Ratio (FSR)	4.318 (m <sup>2</sup> / m <sup>2</sup> ) = 0.772 (m <sup>2</sup> / m <sup>2</sup> ) = 0.772
Site Coverage (%)	N/A
Open Site Space (%)	N/A
Building Height (m)	N/A
Number of Stories	2
Parking Space Number (On Site)	62
Off-site Parking Number (Class 1)	0
Off-site Parking Number (Class 2)	0
Building Setbacks	
Front Yard	Exit
Side Yard	West
Back Yard	West
Side Yard (Depth)	South
Side Yard (Height)	North
Control Side Yard	N/A
Residential Use Details	N/A
Total Number of Units	N/A
Unit Type (e.g., 1 Bedroom)	N/A
Overall Finished Units	N/A
Minimum Unit Floor Area (m <sup>2</sup> )	N/A
Total Finished Floor Area (m <sup>2</sup> )	N/A

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Project Name	Vancouver Island Brewing Rezoning Application	Project No.	1807
Site Address	2330 Government Street, Victoria, B.C.	Project Date	18/07/2013
Site Plan	SK-1	Project Status	SK-1





1 Main Floor Reference Plan  
SK-2

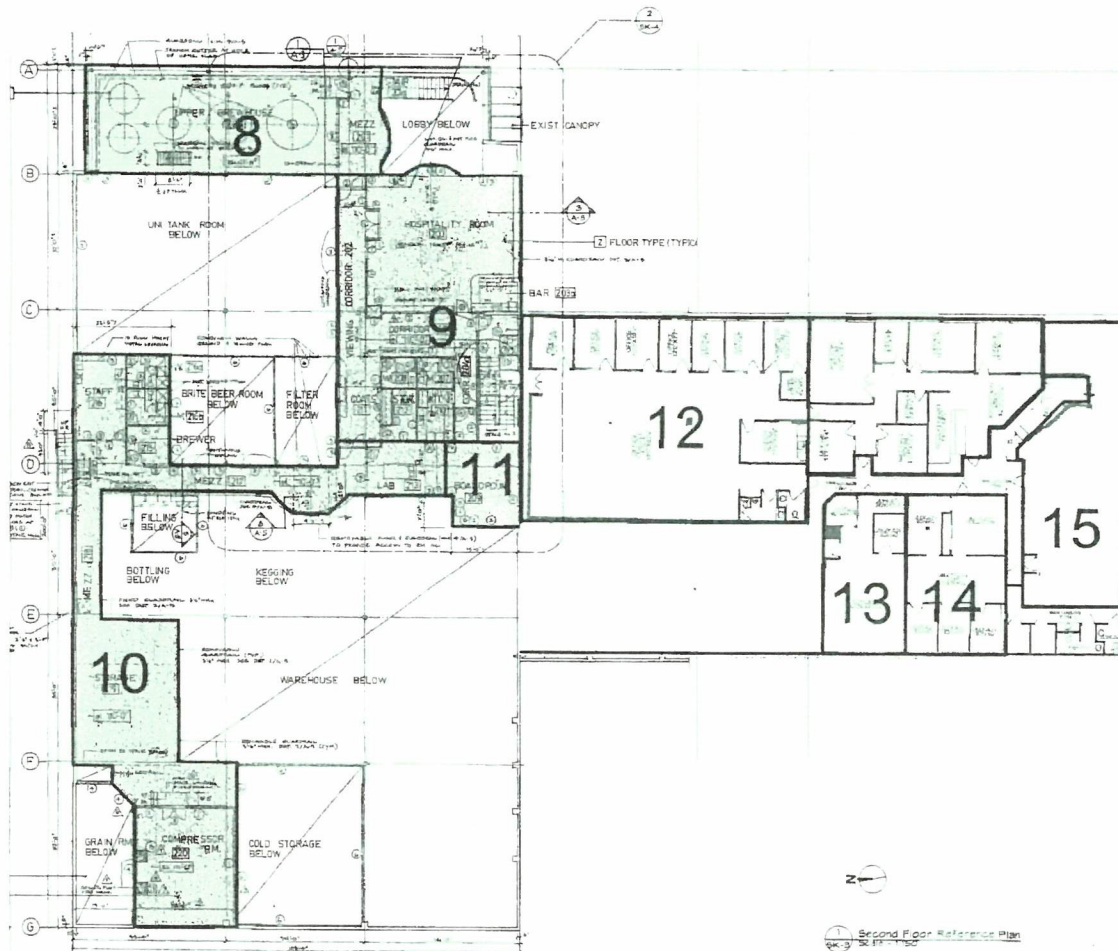
Note: Refer To SK-1 For  
Area Designations &  
Parking Calculations



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PROJECT Vancouver Island Brewing Rezoning Application		SHEET NO. 1807
DRAWN BY J. L. [illegible]	CHECKED BY [illegible]	DATE 10/06/23
FLOOR PLAN Occupant Load		SK-2





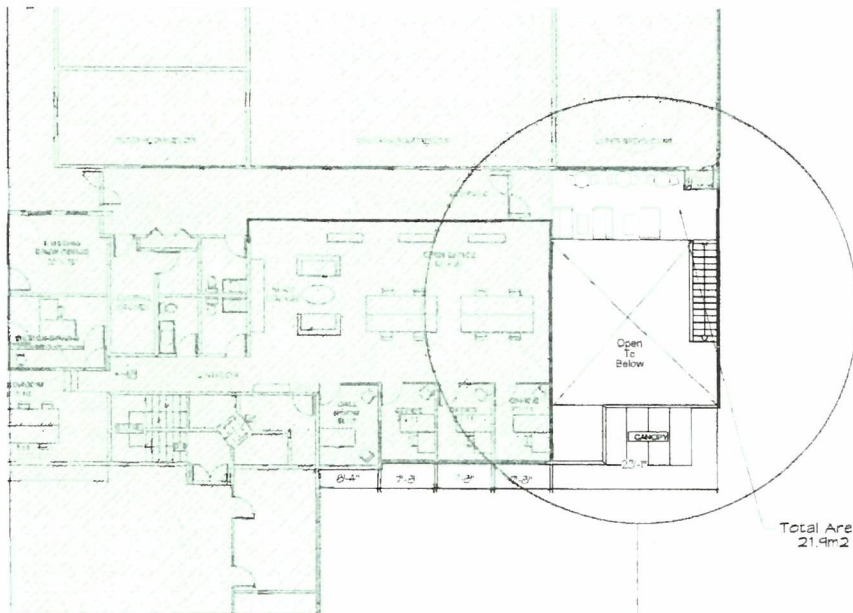
1 Second Floor Reference Plan  
SK-3

Note: Refer To SK-1 For  
Area Designations &  
Parking Calculations

LL000295



		<b>Vancouver Island Brewing</b> Rezoning Application		1807
Project: Second Floor Plan	Date: 18/04/21	Drawn by: SK-3	Checked by: SK-3	Approved by: SK-3



Total Area = 21.9m<sup>2</sup>

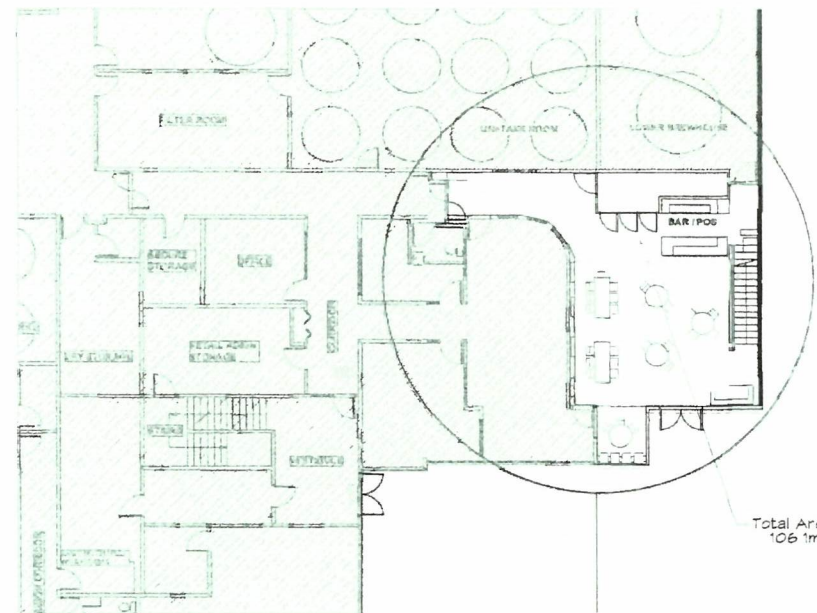
2 Existing Level 2  
SK-4 Scale 1/8" = 1'-0"

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 = 106.1m<sup>2</sup>

1 Existing Level 1  
SK-4 Scale 1/8" = 1'-0"

PROPOSED AREA  
FOR  
REZONING  
APPLICATION



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		<b>Vancouver Island Brewing</b> Rezoning Application		1807
Proposed Tasting Room Area Calculation	1807.3	SK-4		