



Mike Boyle
506 Pandora Ave
Victoria, BC
gm@swanshotel.com

November 4th, 2020

Ryan Morhart
City of Victoria
1 Centennial Square
Victoria, BC

Dear Ryan Morhart:

Thank you for taking the time to read through and consider this letter of intent for a capacity increase for Swans Pub located at 506 Pandora Ave (LP # 128631).

Our current capacity of 171 patrons was based upon the original floor plan of the pub which was built in 1989. The layout and design of the original pub space was quite constrictive with excessive interior walls and corridors to make what was a big open space feel small and cozy. To restore the building back to the original roots of an industrial grain warehouse we removed these interior walls and corridors to restore the open plan space of the room.

This renovation to the pub was completed in early 2019, we were able to preserve and showcase the original industrial warehouse use of the building interior, which ties into the early history of Old Town. Once the renovation was complete we were able to better utilize the newly useable floor space in the pub for patrons and families.

Working with our Architects, Cascadia Architects, and the City of Victoria Fire department we were able to realize an increase of useable floor space would allow for an increase to our capacity. The original capacity of 171 patrons could now comfortably host the newly proposed 282 patrons. We have included the drawings created by Cascadia Architects that have been approved by the City of Victoria Fire Department for your review.

To say that this past year has been challenging for our business is an understatement as it has been for all businesses, especially those that rely on tourism and hospitality revenue. This capacity increase would help us to rebuild our business by providing the opportunity to welcome and provide hospitality to more guests in our pub.

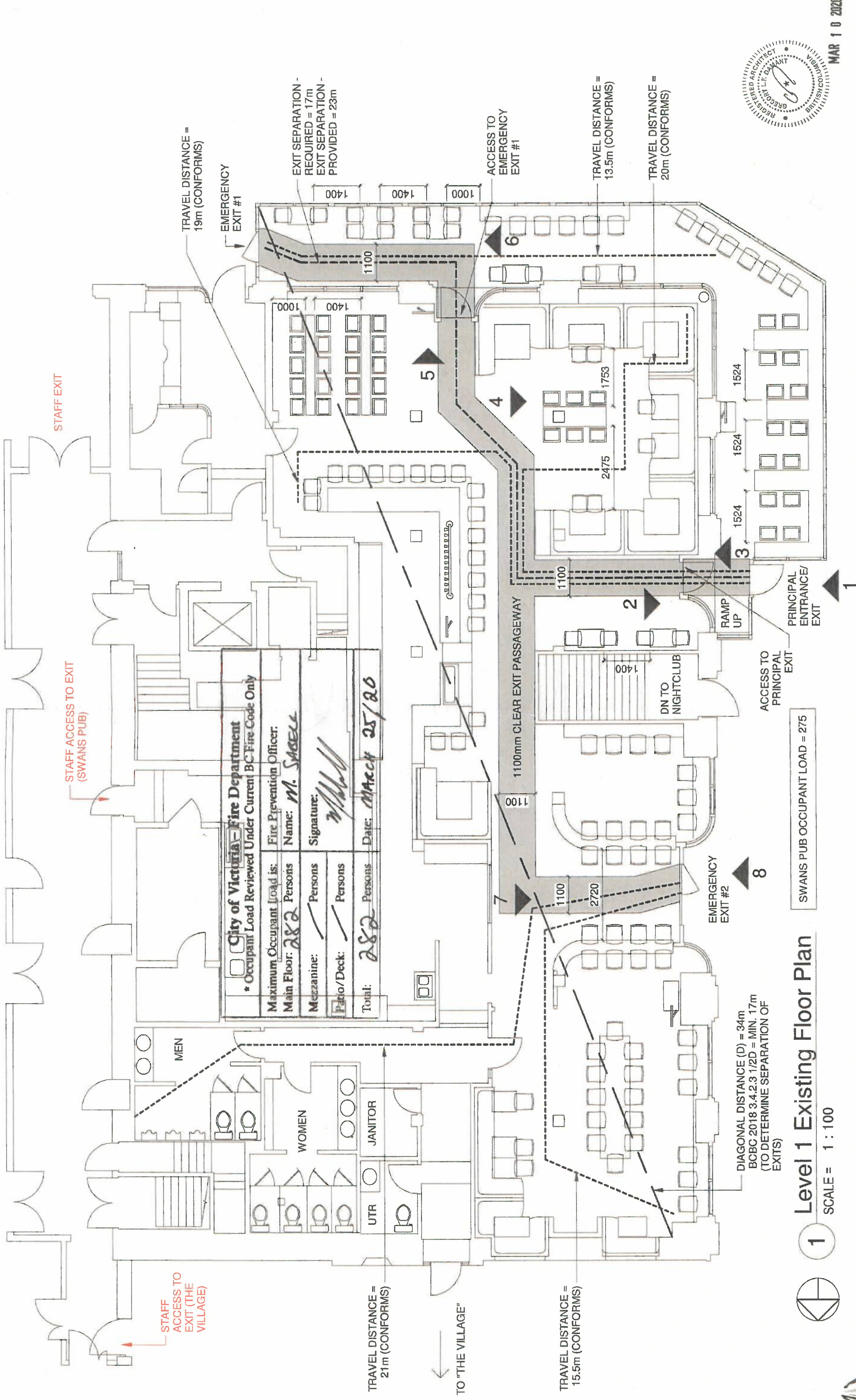
Swans pub was first opened in 1989 and is BC's third oldest brewpub. Through the years Swans pub has been able to provide hospitality to many locals and tourists which have created many memories. Our goal is to continue and expand upon this tradition.

While we do have a Liquor Primary license we also have a family endorsement as families are a large part of our business and we have a strong food focused menu. The potential of this capacity increase would allow us to better showcase and utilize our open plan pub in a comfortable and welcoming manner.

Thank you for your consideration of our application.

Sincerely

Mike Boyle



STAFF EXIT

STAFF ACCESS TO EXIT (SWANS PUB)

STAFF ACCESS TO EXIT (THE VILLAGE)

TRAVEL DISTANCE = 19m (CONFORMS)

EMERGENCY EXIT #1

EXIT SEPARATION - REQUIRED = 17m
EXIT SEPARATION - PROVIDED = 23m

ACCESS TO EMERGENCY EXIT #1

TRAVEL DISTANCE = 13.5m (CONFORMS)

TRAVEL DISTANCE = 20m (CONFORMS)

TRAVEL DISTANCE = 21m (CONFORMS)

TO "THE VILLAGE"

TRAVEL DISTANCE = 15.5m (CONFORMS)

DIAGONAL DISTANCE (D) = 34m
BCBC 2018 3.4.2.3 1/2D = MIN. 17m
(TO DETERMINE SEPARATION OF EXITS)

SWANS PUB OCCUPANT LOAD = 275

Level 1 Existing Floor Plan

SCALE = 1 : 100



MAR 10 2020



Liquor and Cannabis Regulation Branch

Liquor Primary Licence #128631

Expires on May 31, 2021

Establishment Name: Swans
Licence Name: SWANS
Location Address: 510 Pandora Avenue
VICTORIA, BC V8W 1N6
Issued to: Heritage Realty Properties Ltd.

TERMS AND CONDITIONS

HOURS OF SALE

Table with 8 columns (Monday-Sunday) and 3 rows (Open, Close, and an unlabeled row). Hours range from 9:00 AM to 2:00 AM.

CAPACITY

Table with 2 columns: Patio1 (0) and Person01 (171)

- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook...
Liquor may only be sold, served and consumed within the service areas outlined on the official plan...
Subject to terms and conditions specified in the restriction or approval letter(s)...
Patio area has been approved...
Family Foodservice term and condition permits minors accompanied by a parent or guardian...
Sale of on-site brewery products for off-premises consumption is permitted during the hours of sale specified on the licence but may not exceed 11 PM.

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: April 28, 2020