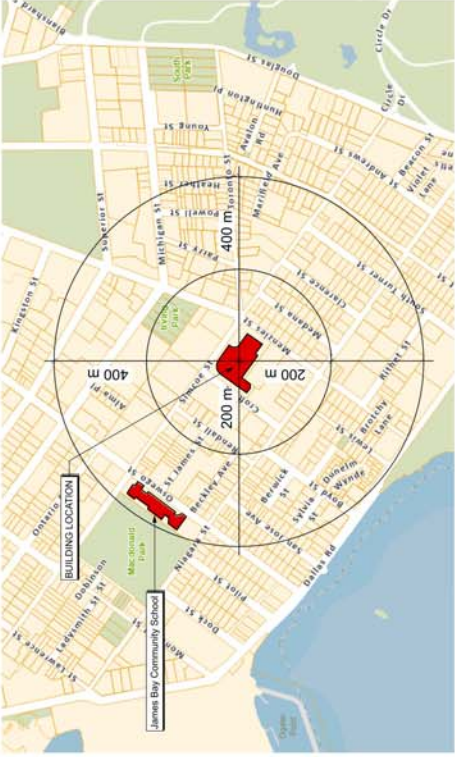


**ATTACHMENT C**

**PROJECT INFORMATION**  
BC BUILDING CODE 2012  
PART 3

<b>CIVIC ADDRESS</b>	425 SIMCOE STREET, VICTORIA BC
<b>LEGAL DESCRIPTION</b>	Lot 1, Beckley Farm, Victoria City Plan 26705, PID 002-48-101
<b>OWNER</b>	MM James Bay Properties Ltd. Suite 401 - 11 Church Street Victoria BC
<b>ARCHITECT</b>	Architects 877-888-8888 Victoria BC V8V 3K3
<b>APPLICANT</b>	Pacificanna Holdings Ltd. Darrin Saunders info@pacificanna.ca
<b>OCCUPANCY CLASSIFICATION</b>	Group E - Mercantile Building 2 Storeys Flooring 1 Storey Combustible Construction permitted Supporting Structure 45 Minute FRR
<b>SEPARATION OF SUITES</b>	State Deming Walls - 60 Minute FRR (3.3.1.1.2)
<b>EXITING</b>	1 exit provided, maximum travel distance 25 m (3.2.2.1.2)
<b>OCCUPANT LOAD</b>	52 / 370 m <sup>2</sup> = 14 People (6.11.4)
<b>WASHROOMS</b>	Washrooms provided for men and women (6.11.1) Room per 3.2.2.2.3) provided in building common area
<b>PROJECT INFORMATION</b>	
<b>ZONING</b>	C1,UB James Bay Extended Commercial District (OPR.5)
<b>SITE ZONING</b>	11139.81 m <sup>2</sup>
<b>SITE AREA</b>	5076.42 m <sup>2</sup>
<b>BUILDING GFA</b>	52.29 m <sup>2</sup>
<b>LEASEHOLD AREA</b>	Schedule C - Village Centre - Retail
<b>VEHICLE PARKING</b>	52 / 50 = 1.0 = 1 space for 53 spaces existing on site / no changes proposed
<b>BICYCLE PARKING</b>	Bicycle parking provided in building common area

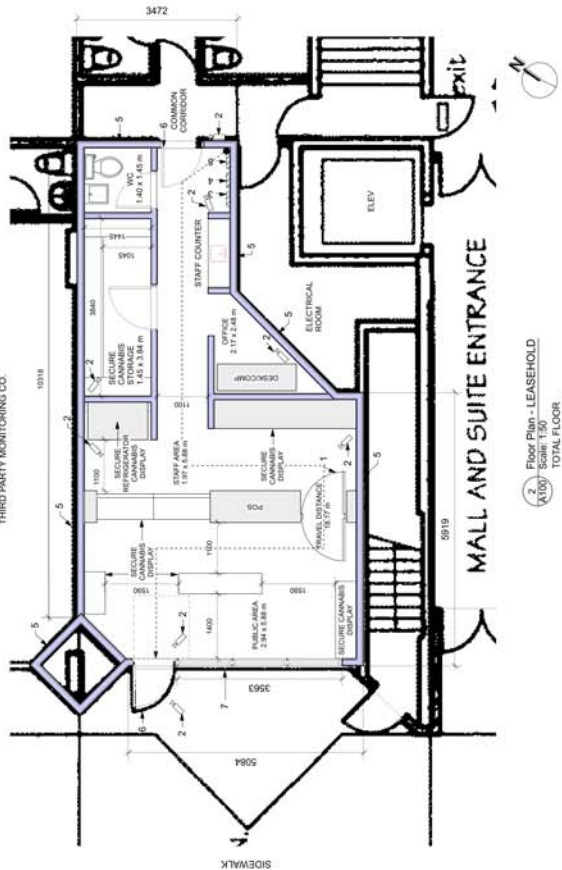


**LOCATION PLAN : SCALE 1:5000**  
SHOWING 400 m AND 200 m RADIUS CIRCLES FROM BUILDING LOCATION.  
NO OTHER CANNABIS RETAIL WITHIN 400 m OF PROPOSED LOCATION.  
NO SCHOOL LOCATED WITHIN 200 m OF PROPOSED LOCATION.

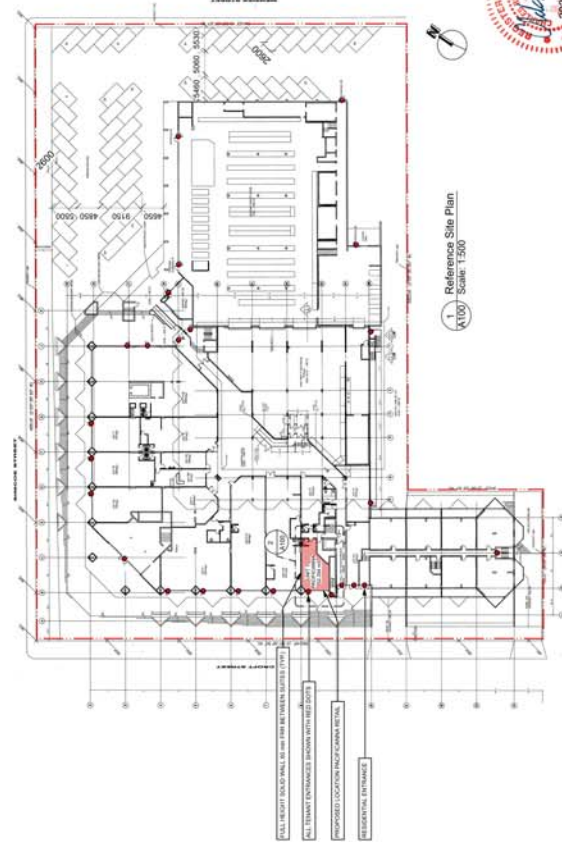


**NOTES TO PLAN AND STOREFRONTS**

- COUNTER-HEIGHT SWING GATE
- COUNTER-HEIGHT CAMERA
- SECURITY CAMERA
- PHONE / DATA SERVICE PANEL
- RATED WALL FULL HEIGHT SUITE SEPARATION
- EXISTING SECURE PERIMETER DOOR WITH LOCK
- INTRUDER ALARM AND FIRE ALARM MONITORING SYSTEM
- HVAC SYSTEM TO BE FITTED WITH AIR FILTRATION EQUIPMENT
- FIRE ALARM / SMOKE DETECTORS TO BE MONITORED BY LICENSED THIRD PARTY MONITORING CO.



**2 Floor Plan - LEASEHOLD**  
TOTAL FLOOR AREA: 52.294 m<sup>2</sup>



**1 Reference Site Plan**  
Scale: 1:500



REG. NO.	F14326	REGISTRATION APPLICATION
REG. DATE	2021-03-25	AMOUNT
REG. TYPE	NEW	CHRG.
REG. OFF.	CHRG.	STATUS
REG. NO.		STATUS

**PACIFICANNA**  
JAMES BAY SQUARE  
VICTORIA BC

**Rezoning Plan**  
**EXISTING &**  
**PROPOSED**



**A100**

REGISTRATION NO. 1997 JK3  
1777 West  
102-0900 South Hwy  
V1T 2M6  
T 1-250-668-1387  
T 1-250-665-9819