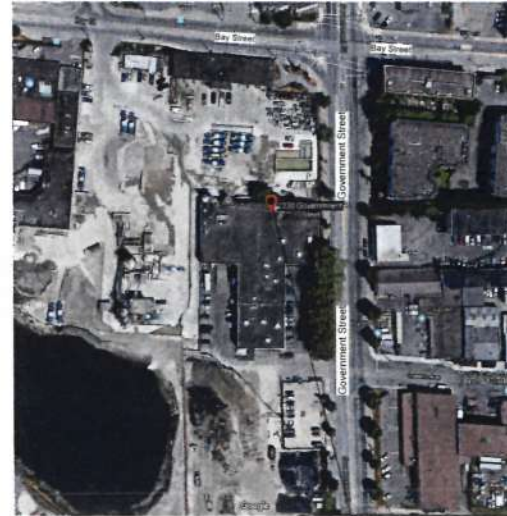


Vancouver Island Brewing Rezoning Application

2330 Government Street, Victoria, B.C.



3 2330 Government Street, Aerial View
No Scale



2 2330 Government Street, Location Plan
No Scale

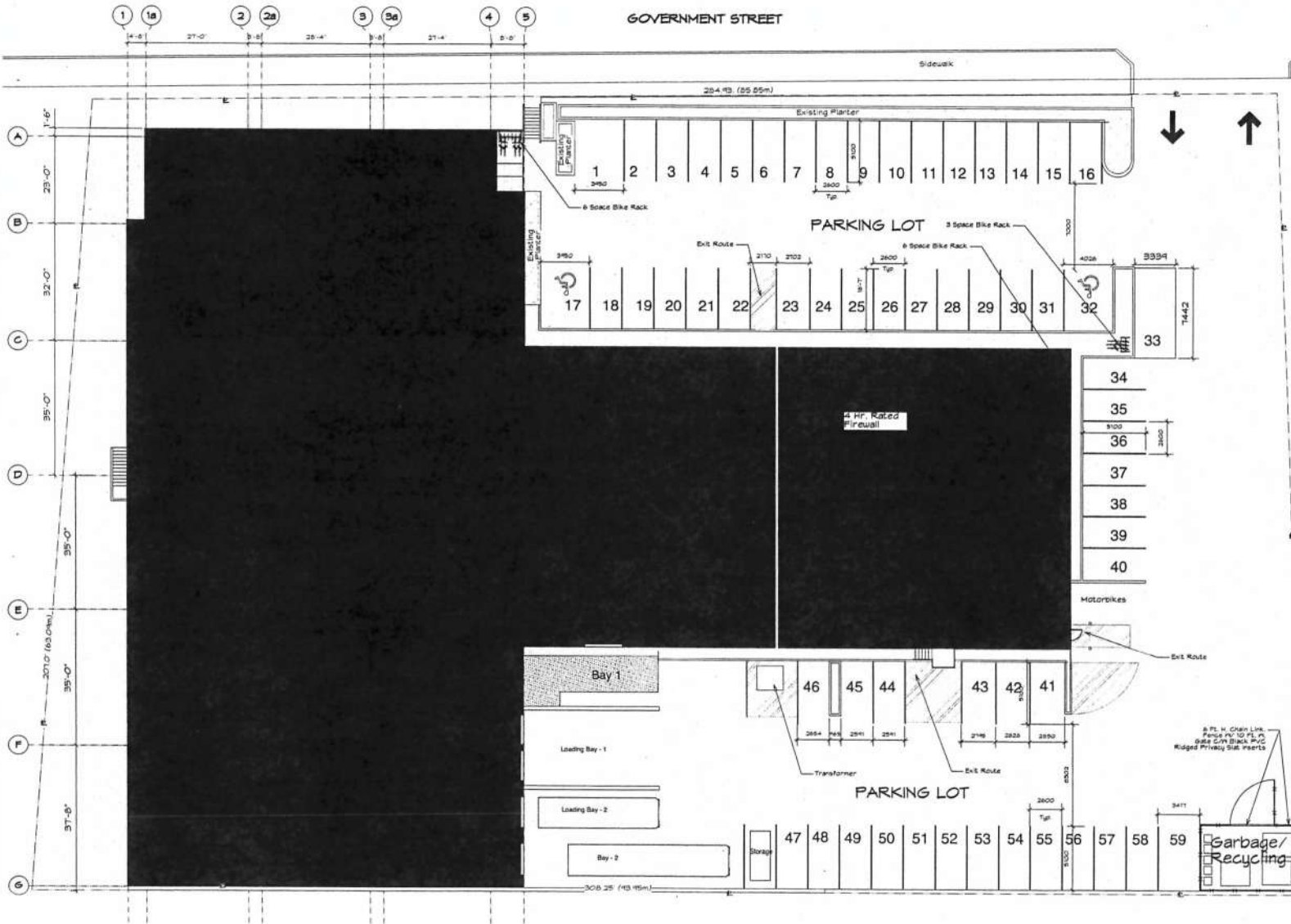


1 Zoning Map
No Scale



		<table><tr><td colspan="2">Project Name</td><td colspan="2">1807</td></tr><tr><td colspan="2">Vancouver Island Brewing Rezoning Application</td><td colspan="2"></td></tr><tr><td colspan="2">Cover Sheet/Location Plan</td><td>180823 Rev. 10/04/08</td><td>SK-0</td></tr></table>				Project Name		1807		Vancouver Island Brewing Rezoning Application				Cover Sheet/Location Plan		180823 Rev. 10/04/08	SK-0
Project Name		1807															
Vancouver Island Brewing Rezoning Application																	
Cover Sheet/Location Plan		180823 Rev. 10/04/08	SK-0														

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	73.00
Retail	1,629.75	151.13
Warehouse	5,526.94	513.47
Personal Services	1,158.19	157.60
Total Area	48,952.25	4,320.25

TYPE OF BUILDING USE	TYPE OF BUILDING USE	Parking	Vehicle	Vehicle
		# of	Spaces	Spaces
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	73.00	73.00	73.00	73.00
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 Area		
Main	2,937.4m ²	
Second	1,451.6m ²	
Total Floor Area	4,389.0m²	
Commercial Floor Area	4,389.0m ²	
Floor Space Ratio (FSR)	4,389.0m 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 Spaces)	23	
Single Parking Number (Class 1)	0	
Single 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

Planning & Development Department

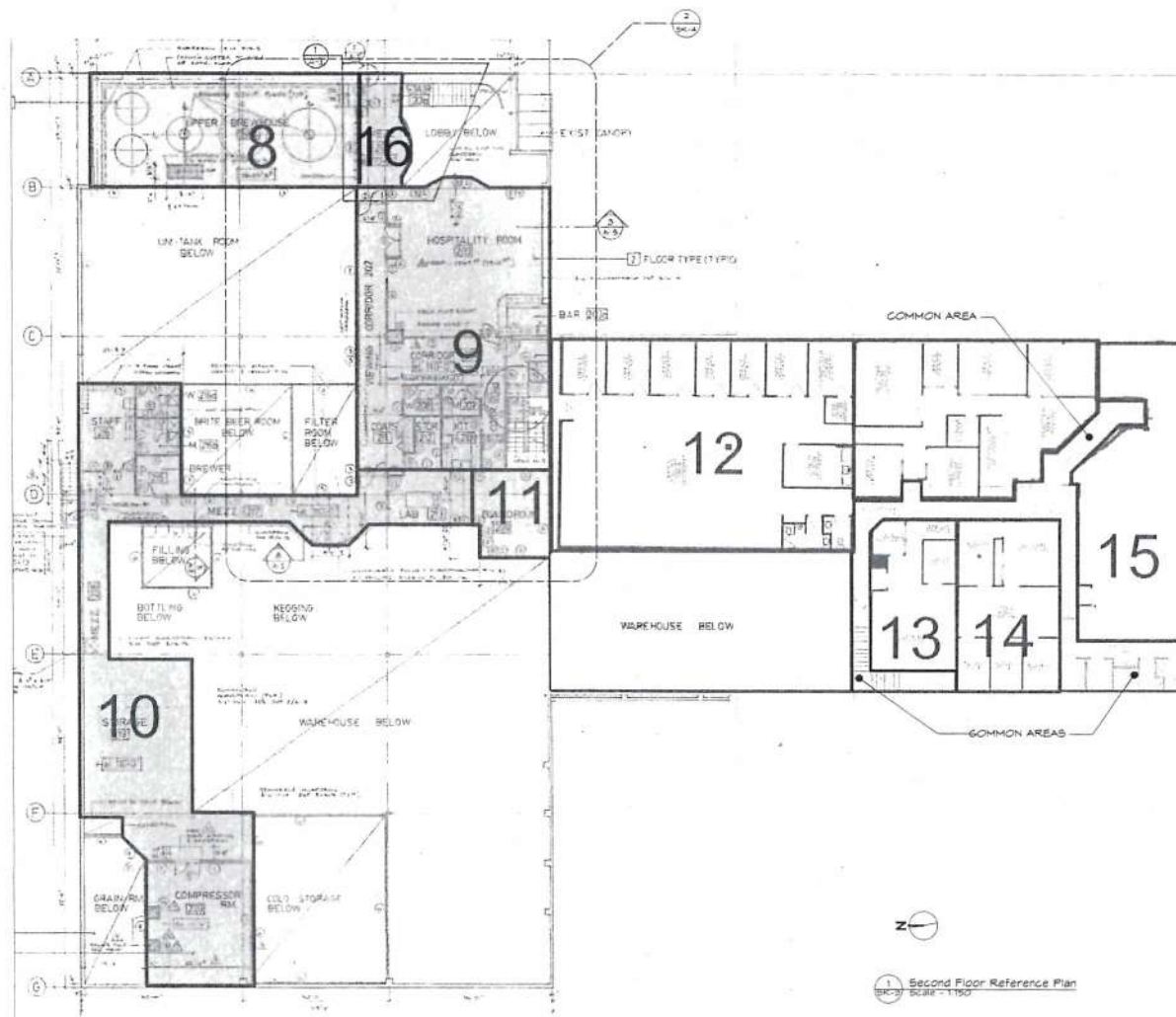
Vancouver Island Brewing

1807

SK-1



Project Name Vancouver Island Brewing Rezoning Application		Project No. 1807	
2280 Louisa Street (corner 30 th)			
Planning Area	Neighborhood Map	Parcel Map	Planning Map
Floor Plans/ Occupant Load	1000/23 Max 150/400	SK-2	



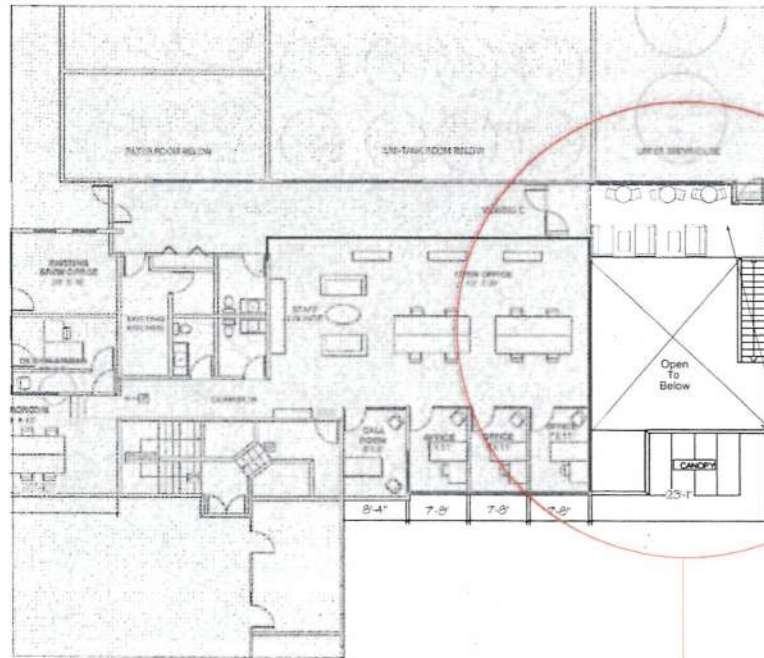
1 Second Floor Reference Plan
SCALE - 1/8" = 1'-0"

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

Vancouver Island Brewing	
2200 Vancouver Island Hwy. Suite 201	Vancouver, BC V8S 2G6
250.000.0000	250.000.0000



Vancouver Island Brewing Rezoning Application		1807
Second Floor Plan	1808/23 Rev. 10/2023	SK-3



Total Area = 21.9m²

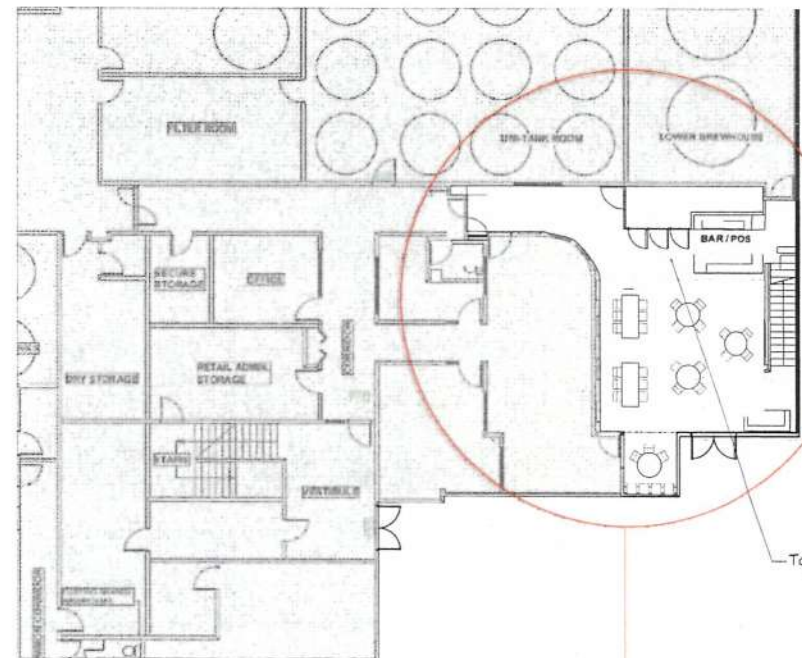
2 Existing Level 2
Scale: 1/8" = 1'-0"

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.	Project Date	Project Status	Project Stage
Proposed Tasting Room Area Calculation	1807-02	Rev. 1/15/2018	1/15/2018	SK-4