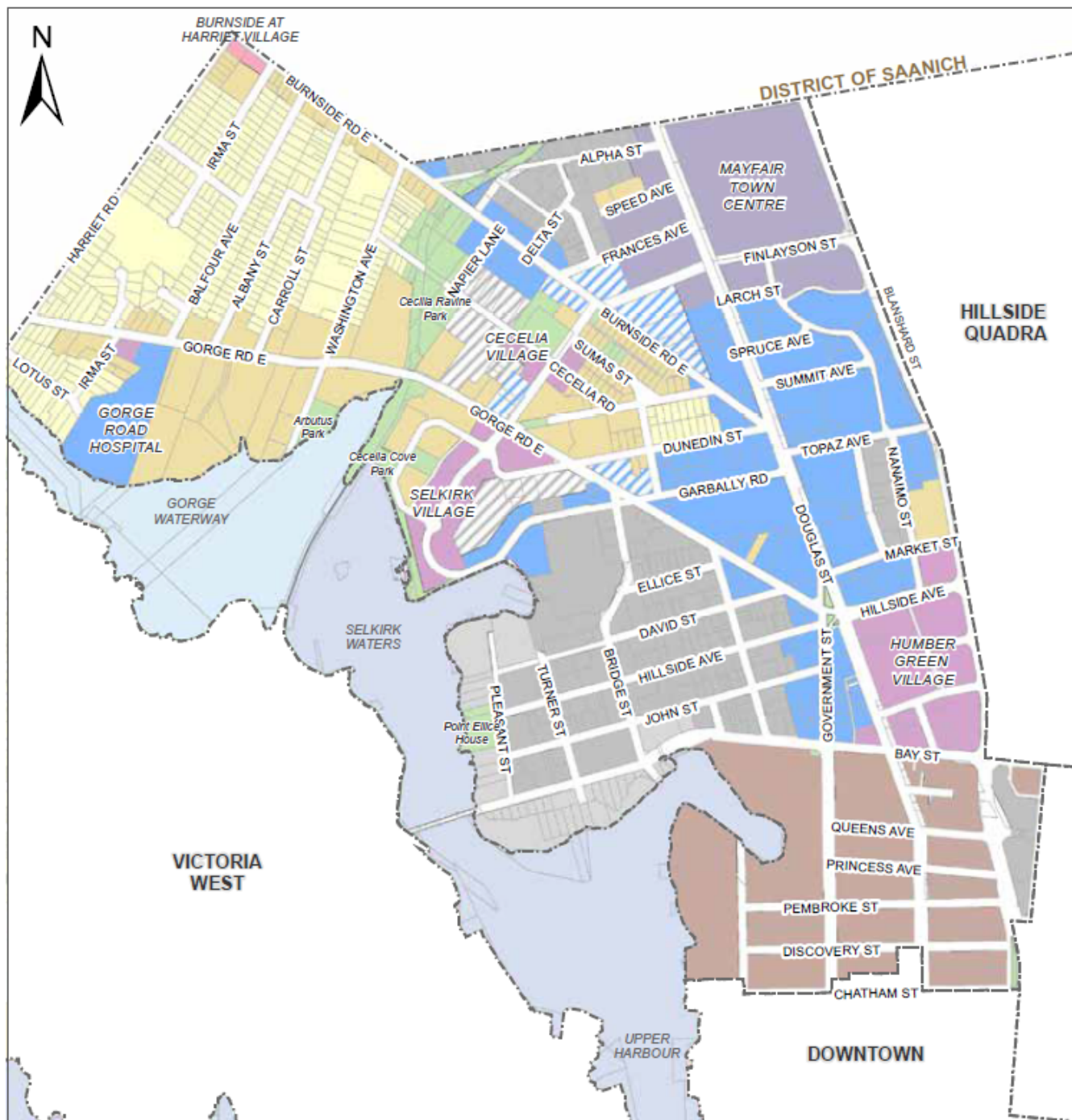

Rezoning Application for 2330 Government Street







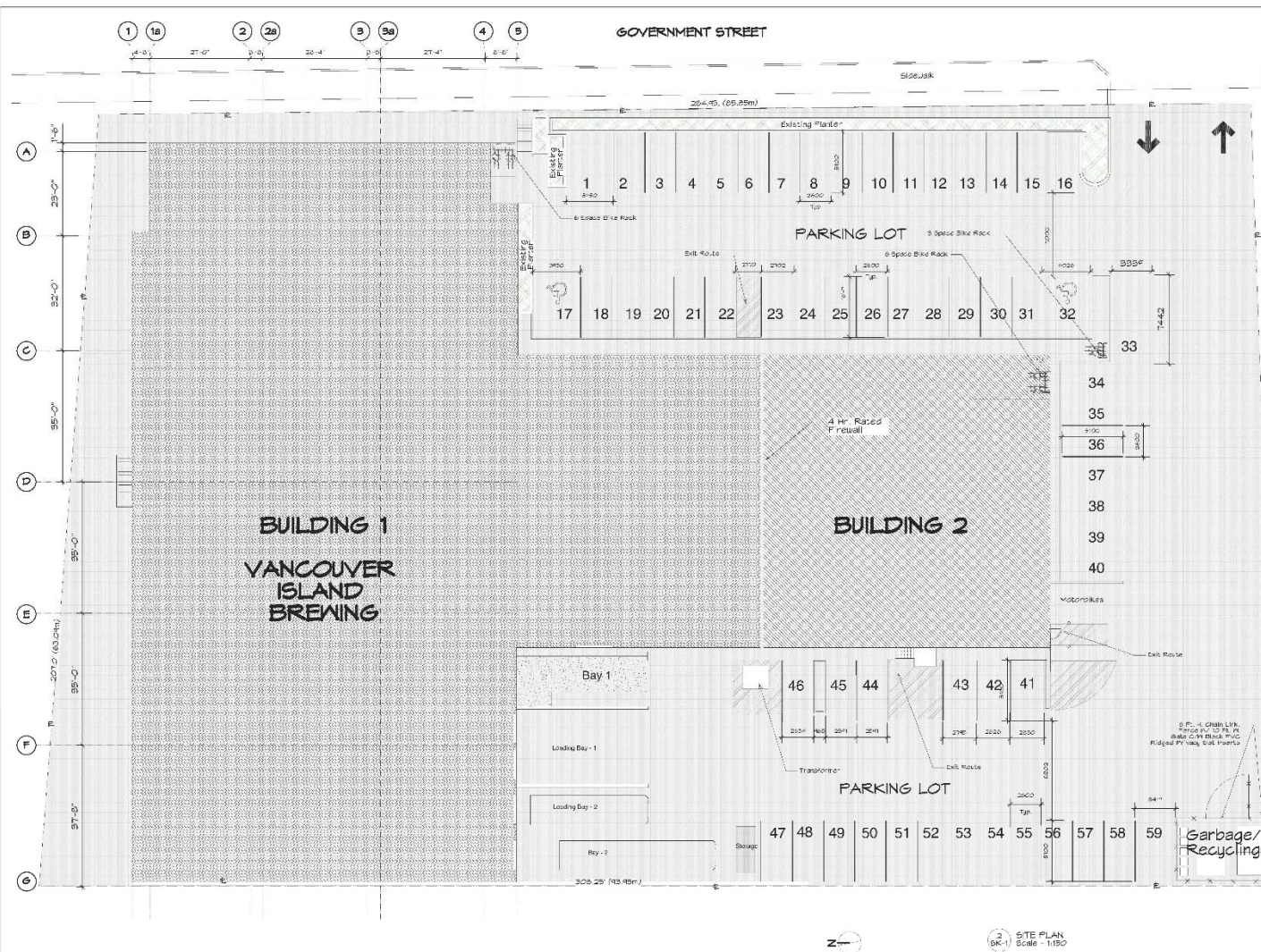
MAP 19

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	155.15
Total Area	25,887.58	2,012.19

Type of Building (sq. ft.)	Office	Warehouse	Other	Total
Office	15,342.33	1,883.73	1,871.31	18,117.37
Warehouse	17,161.47	1,871.31	1,871.31	19,024.09
Other	775.06	72.00	72.00	849.06
Total	33,278.86	3,827.04	3,814.62	41,000.52

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	17,365.0 sq. ft.
Commercial Floor Area	4,169.7 sq. ft.
Floor Space Ratio (FSR)	4.32 (2.5 x 2 = 5.76) 5.76 - 7.51
Site Coverage (%)	12%
Open Site Space (%)	12%
Building Height (m)	10.5
Number of Stories	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

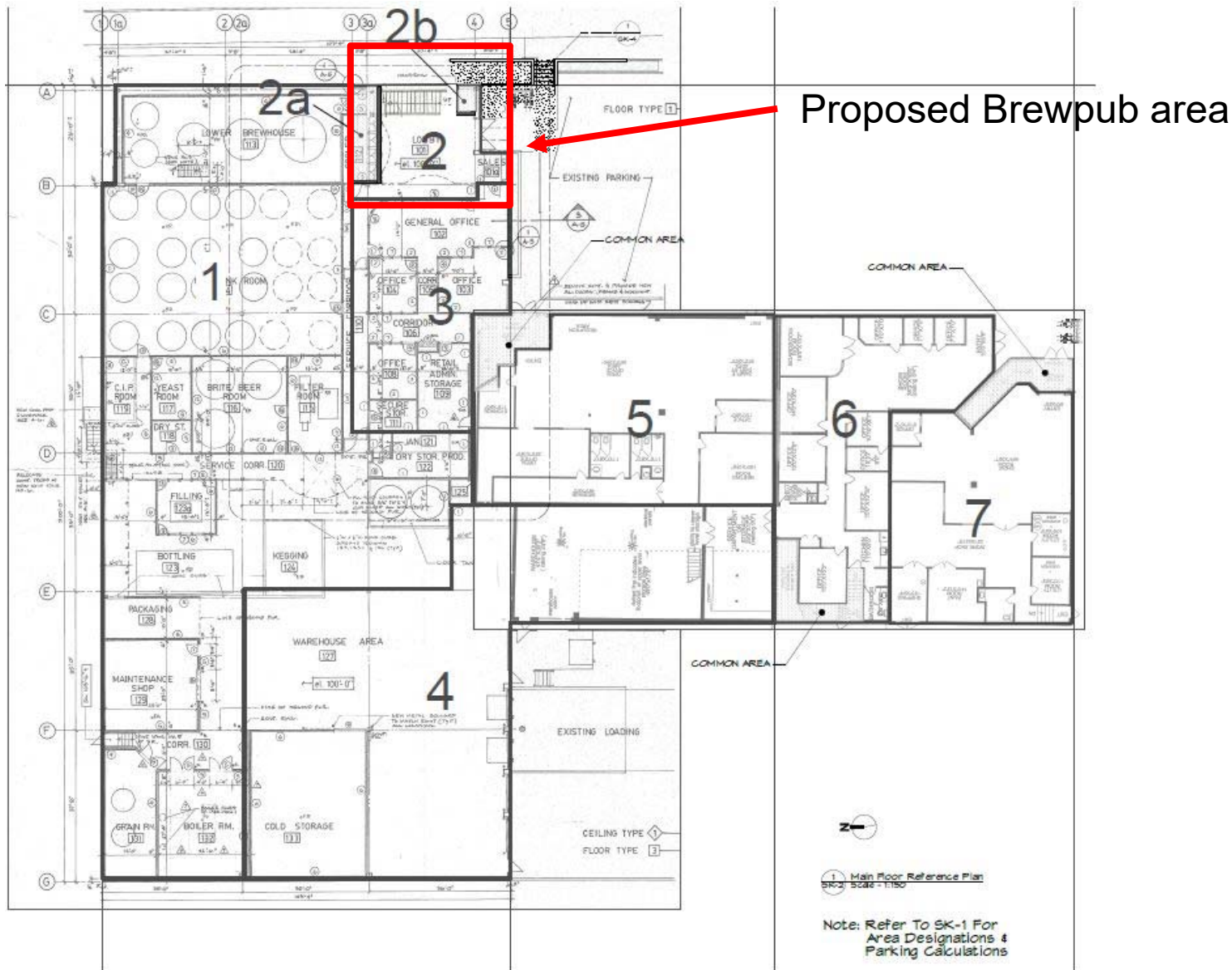


SK-1 SITE PLAN
Scale: 1/8" = 1'-0"



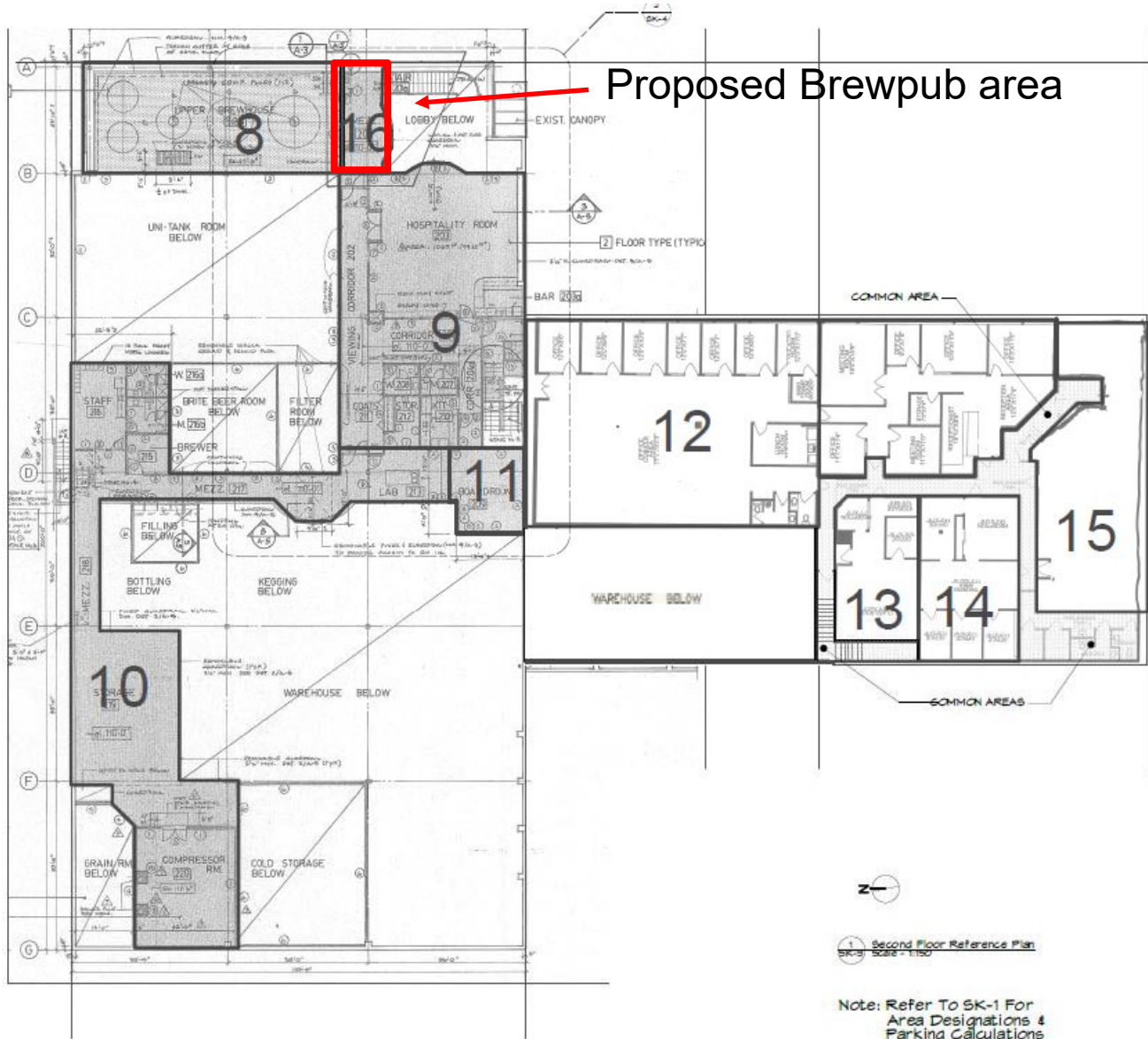
Vancouver Island Brewing Rezoning Application			
Project No.	1807	Project Name	SK-1
Project Address	1807	Project Date	18/03/2023
Project Status	1807	Project Status	1807





Main Floor

				Project Name Vancouver Island Brewing Rezoning Application		Project No. 1807	
ALL THE REZONING TECH. (H20, H21, H22, H23, H24, H25, H26, H27, H28, H29, H30, H31, H32, H33, H34, H35, H36, H37, H38, H39, H40, H41, H42, H43, H44, H45, H46, H47, H48, H49, H50, H51, H52, H53, H54, H55, H56, H57, H58, H59, H60, H61, H62, H63, H64, H65, H66, H67, H68, H69, H70, H71, H72, H73, H74, H75, H76, H77, H78, H79, H80, H81, H82, H83, H84, H85, H86, H87, H88, H89, H90, H91, H92, H93, H94, H95, H96, H97, H98, H99, H100, H101, H102, H103, H104, H105, H106, H107, H108, H109, H110, H111, H112, H113, H114, H115, H116, H117, H118, H119, H120, H121, H122, H123, H124, H125, H126, H127, H128, H129, H130, H131, H132, H133, H134, H135, H136, H137, H138, H139, H140, H141, H142, H143, H144, H145, H146, H147, H148, H149, H150, H151, H152, H153, H154, H155, H156, H157, H158, H159, H160, H161, H162, H163, H164, H165, H166, H167, H168, H169, H170, H171, H172, H173, H174, H175, H176, H177, H178, H179, H180, H181, H182, H183, H184, H185, H186, H187, H188, H189, H190, H191, H192, H193, H194, H195, H196, H197, H198, H199, 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H2027, H2028, H2029, H2030, H2031, H2032, H2033, H2034, H2035, H2036, H2037, H2038, H2039, H2040, H2041, H2042, H2043, H2044, H2045, H2046, H2047, H2048, H2049, H2050, H2051, H2052, H2053, H2054, H2055, H2056, H2057, H2058, H2059, H2060, H2061, H2062, H2063, H2064, H2065, H2066, H2067, H2068, H2069, H2070, H2071, H2072, H2073, H2074, H2075, H2076, H2077, H2078, H2079, H2080, H2081, H2082, H2083, H2084, H2085, H2086, H2087, H2088, H2089, H2090, H2091, H2092, H2093, H2094, H2095, H2096, H2097, H2098, H2099, H2100, H2101, H2102, H2103, H2104, H2105, H2106, H2107, H2108, H2109, H2110, H2111, H2112, H2113, H2114, H2115, H2116, H2117, H2118, H2119, H2120, H2121, H2122, H2123, H2124, H2125, H2126, H2127, H2128, H2129, H2130, H2131, H2132, H2133, H2134, H2135, H2136, H2137, H2138, H2139, H2140, H2141, H2142, H2143, H2144, H2145, H2146, H2147, H2148, H2149, H2150, H2151, H2152, H2153, H2154, H2155, H2156, H2157, H2158, H2159, H2160, H2161, H2162, H2163, H2164, H2165, H2166, H2167, H2168, H2169, 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Second Floor

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