



October 14, 2022

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

**Letter of Intent: Permanent Patio – Manufacturer License #300205**

Vancouver Island Brewing has applied for a permanent patio with the LCRB conjointly with an application per plans submitted to the City of Victoria. An approved permit was issued by the City of Victoria on September 28, 2022 (Delegated Development Permit No. 00714 for 2330 Government Street.).

As part our current Lounge Endorsement and Temporary Expanded Service Area (TESA) Authorization, the patio has served as an extension of our Taproom since approved in 2020. The patio occupant load is 38 persons and we have seating for 25 guests. Hours will not change from what is currently allowed in our license (daily 9am – 11pm) with actual operating hours starting at 12pm and ending by 10pm or earlier depending on consumer demand.

Given the close proximity of the patio to the Taproom, there is minimal disturbance to the area and community impact. The patio has operated for over 2 years without a noise complaint, and we expect this to continue. Noise levels will remain low as all events including stereo music and live music will occur within the confounds of the Taproom. The patio is often closed during the Fall/Winter season due to weather and low guest demand to sit outside.

The permanence of the patio will allow for continued revenue growth as well as elevating our guest experience by providing an outdoor option, especially during the warmer weather seasons. Since 2020, our patio has allowed us to accommodate more guests and groups, special events and community initiatives & partnerships, provide an immersive outdoor experience for our guests and to be more inclusive of those continuing to value safety post-pandemic.

Our patio has been an incredibly popular part of our consumer experience over the years and we greatly appreciate your consideration in continuing to allow us to provide this exceptional experience to our guests.

It is my hope that this application for a permanent patio can be supported. I am available at your convenience should you have any questions.

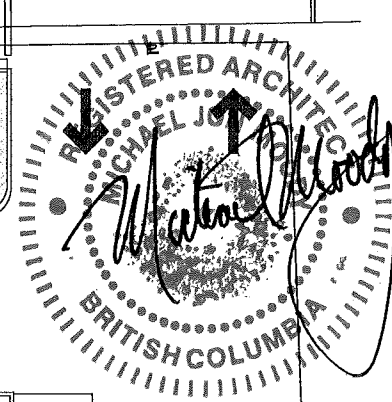
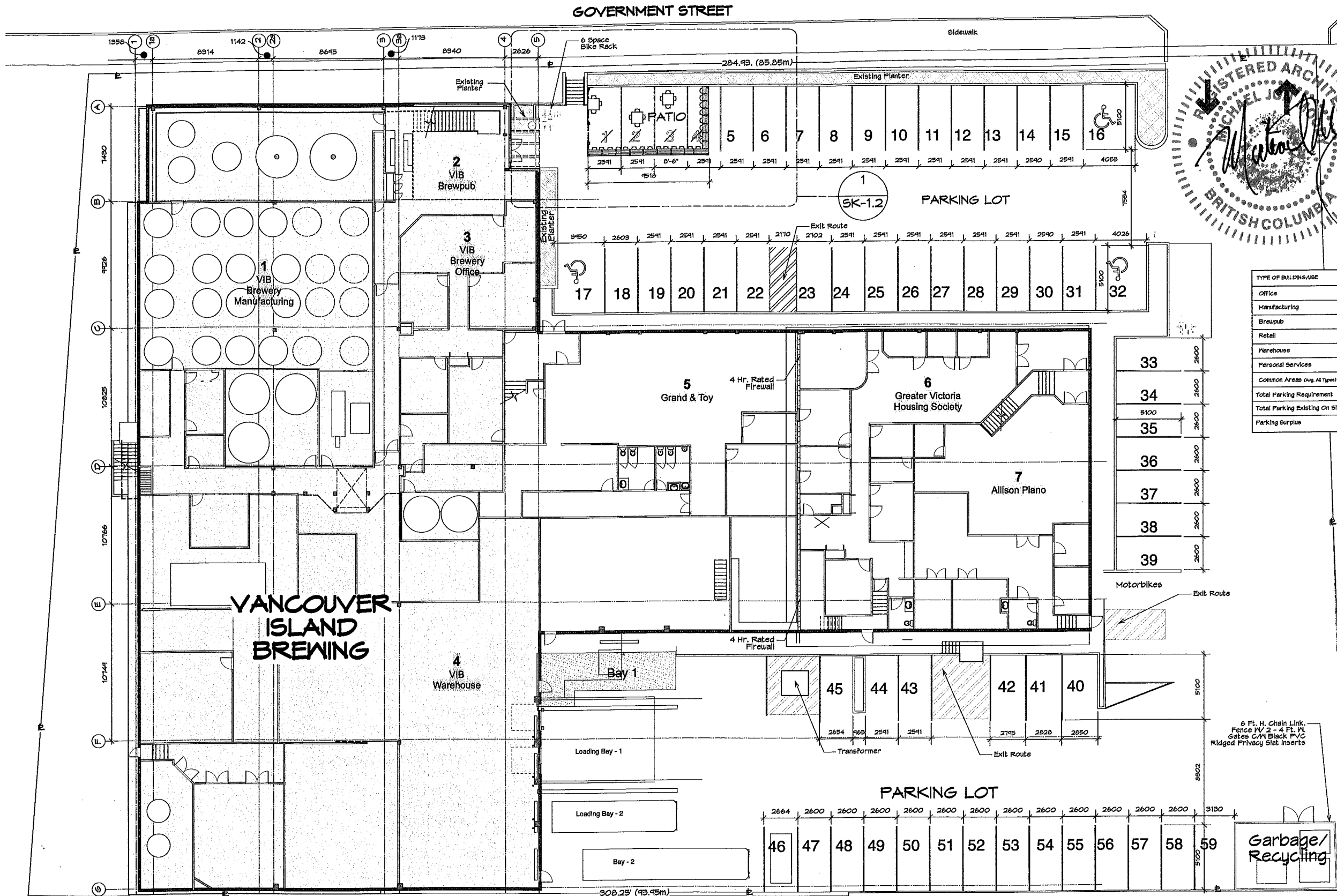
Sincerely,

A handwritten signature in black ink, appearing to read "Dave Nicholls", with a long horizontal line extending to the right.

Dave Nicholls  
General Manager & Partner  
Vancouver Island Brewing

**VANCOUVER ISLAND BREWING**  
2330 GOVERNMENT STREET  
VICTORIA, BC V8T 5G5  
CANADA

INFO@VIBREWING.COM  
1.800.663.6383  
@VIBREWING  
VIBREWING.COM



Building Occupancy Summary		
Type of Building (Use)	Sq. Ft.	m2
Office	19,942.30	1,852.70
Manufacturing	17,483.82	1,624.30
Brewpub	775.00	72.00
Retail	1,626.75	151.13
Warehouse	5,526.94	513.47
Personal Services	1158.19	107.60
<b>Total Area</b>	<b>46,502.25</b>	<b>4,320.20</b>

TYPE OF BUILDING/USE	FLOOR AREA	PARKING REQ'D	VISITOR PARKING REQ'D	TOTAL PARKING REQ'D
Office	1,852.70m2	1/70m2 = 26	N/A	26
Manufacturing	1,624.80m2	1/140m2 = 12	N/A	12
Brewpub	72m2	N/A	N/A	N/A
Retail	151.8m2	1/80m2 = 2	N/A	2
Warehouse	513.47m2	1/100m2 = 5	N/A	5
Personal Services	107.60m2	1/50m2 = 2	N/A	2
Common Areas (Avg. 40 Type)	128.55m2	1/50 = 2	N/A	2
<b>Total Parking Requirement</b>				<b>= 49 Spaces</b>
<b>Total Parking Existing On Site</b>				<b>= 59 Spaces</b>
<b>Parking Surplus</b>				<b>= 6 Spaces</b>

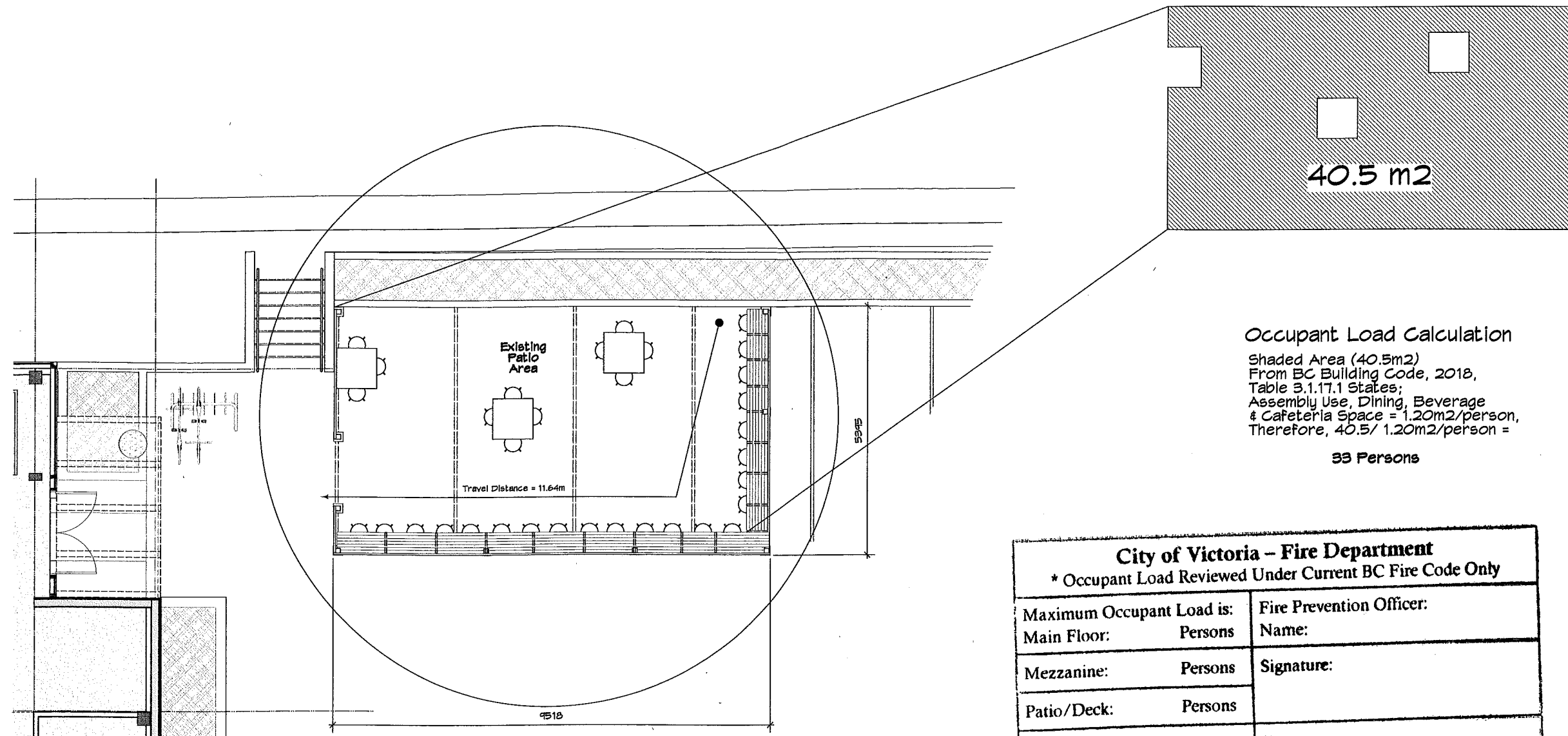
Project Information Data Table	
Existing Zone	M-G
Proposed Zone	M-G
Site Area	5,765.8m2
<b>Floor Areas:</b>	
Main	2,937.4m2
Second	1,451.6m2
<b>Total Floor Area</b>	<b>4,389.0m2</b>
Commercial Floor Area	4,389.0m2
Floor Space Ratio (FSR)	4,320.20m2 ÷ 5,765.8m2 = .75:1
Site Coverage (%)	N/A
Open Site Space (%)	N/A
Building Height (m)	N/A
Number Of Storeys	2
Parking Stalls (Number On Site)	59
Bicycle Parking Number (Class 1)	0
Bicycle Parking Number (Class 2)	0
<b>Building Setbacks</b>	
Front Yard	East
Rear Yard	West
Side Yard (South)	South
Side Yard (North)	North
Combined Side Yards	N/A
Residential Use Details	N/A
Total Number Of Units	N/A
Unit Type (eg. 1 Bedroom)	N/A
Ground-oriented Units	N/A
Minimum Unit Floor Area (m2)	N/A
Total Residential Floor Area (m2)	N/A

2 SITE PLAN Scale - 1:300

# STRUCTURAL CHANGE APPLICATION FOR PERMANENT OUTSIDE PATIO, & OCCUPANT LOAD CALCULATION

**Vancouver Island Brewing**  
2330 Government Street, Victoria, B.C.

		project name <b>Vancouver Island Brewing Permanent Patio Application &amp; Occupant Load Calculation</b>	project no. <b>2121</b>
		drawing title <b>Site/Parking Plan</b>	drawing no. <b>SK-1.1</b>
#10, 800 Vancouver Street, Victoria, B.C. V8W 2V8 ph: (250) 561-5432 e-mail: mj@mjma.ca	drawn by: rjm	scale: As noted	date: 21/08/31
	checked by: rjm		yy/mm/ddd



Total Area Of Patio= 51.35m2  
Usable Area (See Shaded Area Above) = 40.5m2.

**Occupant Load Calculation**  
Shaded Area (40.5m2)  
From BC Building Code, 2018,  
Table 3.1.17.1 States;  
Assembly Use, Dining, Beverage  
& Cafeteria Space = 1.20m2/person,  
Therefore, 40.5/ 1.20m2/person =  
**33 Persons**

City of Victoria – Fire Department		
* Occupant Load Reviewed Under Current BC Fire Code Only		
Maximum Occupant Load is:	Fire Prevention Officer:	
Main Floor: Persons	Name:	
Mezzanine: Persons	Signature:	
Patio/Deck: Persons	Date:	
Total: Persons		

City of Victoria – Fire Department		
* Occupant Load Reviewed Under Current BC Fire Code Only		
Maximum Occupant Load is:	Fire Prevention Officer:	
Main Floor: 116 Persons	Name: M. SABELC	
Mezzanine: / Persons	Signature:	
Patio/Deck: 33 Persons	Date: Sept 14 2021	
Total: 149 Persons		

INTERIOR

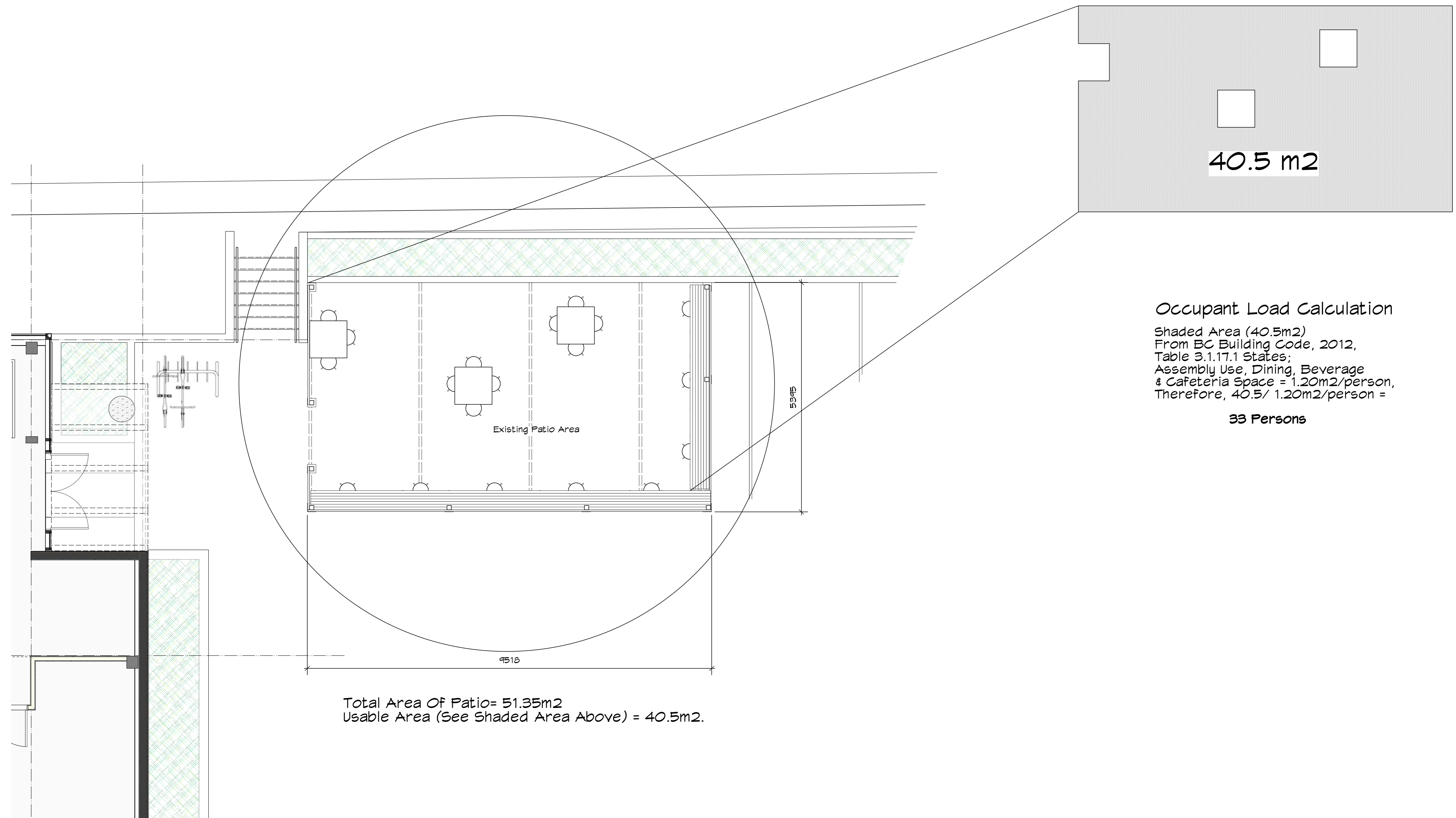
1 Patio Plan.  
Scale: 1:100



# STRUCTURAL CHANGE APPLICATION FOR PERMANENT OUTSIDE PATIO, & OCCUPANT LOAD CALCULATION

**Vancouver Island Brewing**  
2330 Government Street, Victoria, B.C.

MJM Architect Inc. #10 608 Vancouver Street, Victoria, B.C. V8W 2V6 ph: (250) 551-6492 e-mail: mjmoody@bcm.ca		project name:	Vancouver Island Brewing Permanent Patio Application & Occupant Load Calculation	project no:	2121
		drawing title:	Expanded Patio Plan	date:	21/08/21
		drawn by:	mjm	scale:	As noted
		checked by:	mjm	date:	21/08/21
				drawing no:	SK-1.2



**Occupant Load Calculation**

Shaded Area (40.5m<sup>2</sup>)  
From BC Building Code, 2012,  
Table 3.1.17.1 States;  
Assembly Use, Dining, Beverage  
& Cafeteria Space = 1.20m<sup>2</sup>/person,  
Therefore, 40.5/ 1.20m<sup>2</sup>/person =

**33 Persons**

1 **Patio Plan.**  
Scale: 1:48

**STRUCTURAL CHANGE APPLICATION  
FOR PERMANENT OUTSIDE PATIO**

**Vancouver Island Brewing**  
2330 Government Street, Victoria, B.C.

				project name: <b>Vancouver Island Brewing Rezoning Application</b>		project no. <b>2121</b>	
#10, 905 Vancouver Street, Victoria, B.C. V8V 3V6 ph:(250)661-5492 e-mail: mjmoody@shaw.ca		2330 Government Street, Victoria, B.C.		drawing title: <b>Expanded Patio Plan</b>		drawing no. <b>SK-1.2</b>	
				drawn by: mjjm		scale: As noted	
				checked by: mjjm		date: 21/08/19 yy/mm/dd	



Liquor and Cannabis Regulation Branch  
**Manufacturer #300205**  
 Expires on March 31, 2023

Establishment Name: **Vancouver Island Brewing Inc.**  
 Licence Name: **Vancouver Island Brewing Inc.**  
 Location Address: 2330 Government Street  
 VICTORIA, B.C., V8T5G5  
 Issued to: Vancouver Island Brewing Inc.

**TERMS AND CONDITIONS**

**HOURS OF SALE FOR SPECIAL EVENT AREA ENDORSEMENT**

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
<b>Start</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>
<b>End</b>	<b>23:00</b>	<b>23:00</b>	<b>23:00</b>	<b>23:00</b>	<b>23:00</b>	<b>23:00</b>	<b>23:00</b>

**MAXIMUM CAPACITY SPECIAL EVENT AREA ENDORSEMENT**

Person01	60
----------	----

**HOURS OF SALE FOR LOUNGE AREA ENDORSEMENT**

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
<b>Start</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>
<b>End</b>	<b>23:00</b>	<b>23:00</b>	<b>23:00</b>	<b>23:00</b>	<b>23:00</b>	<b>23:00</b>	<b>23:00</b>

**MAXIMUM CAPACITY LOUNGE AREA ENDORSEMENT**

Person01	61	Person02	25
----------	----	----------	----

**On-Site Store Endorsement Approved**

- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.
- Subject to terms and conditions specified in the restriction or approval letter(s). A copy of restriction or approval letter(s) to be kept with current liquor licence.
- Liquor product sold in the on site store must be registered under the manufacturer licence.
- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.
- Subject to terms and conditions specified in the restriction or approval letter(s). A copy of restriction or approval letter(s) to be kept with current liquor licence.

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: October 14, 2022



Liquor and Cannabis Regulation Branch  
**Manufacturer #310013**  
Expires on March 31, 2023

Establishment Name: **Vancouver Island Brewing Inc (Distillery)**  
Licence Name: **Vancouver Island Brewing Inc (Distillery)**  
Location Address: 2330 Government St  
Victoria, B.C., V8T5G5  
Issued to: Vancouver Island Brewing Inc.

## TERMS AND CONDITIONS

### CAPACITY

- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.
- Subject to terms and conditions specified in the restriction or approval letter(s). A copy of restriction or approval letter(s) to be kept with current liquor licence.
- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.
- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.
- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.
- Subject to terms and conditions specified in the restriction or approval letter(s). A copy of restriction or approval letter(s) to be kept with current liquor licence.
- Liquor product sold in the on site store must be registered under the manufacturer licence.

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: October 14, 2022



## Liquor and Cannabis Regulation Branch

# Agent #310772

**Expires on March 31, 2023**

Establishment Name: **N/A**  
Licence Name:  
Location Address: 2330 Government St.  
Victoria, V8T5G5  
Issued to: Vancouver Island Brewing  
Inc.

### TERMS AND CONDITIONS

- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.
- Pursuant to Section 39, Liquor Control and Licensing Regulation, this licence allows the above named person or company to act as an agent of a liquor importer or as a liquor importer.

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: October 14, 2022