

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT VARIANCE PERMIT

NO. DVP00113

Owners: 836 Viewfield Holdings Ltd.
6-2250 Bellevue Avenue
West Vancouver, BC
V7V 1C6

Lands: PID 003-882-497
Amended Lot 5 (DD 238951I), Section 11, Esquimalt District, Plan
808

Address: 836 Viewfield Road, Esquimalt, B.C.

Conditions:

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit regulates the development of lands by varying the provisions of Zoning Bylaw, 1992, No. 2050 as follows:

Vary Zoning Bylaw 1992, No. 2050 Section 53 (3)(b) Floor Area – Liquor Lounge: An increase to the permitted floor area for a Beverage Manufacturer Liquor Lounge from 60 square metres to 160 square metres, for a variance of 100 square metres.
3. Approval of this Development Variance Permit has been issued in general accordance with the architectural plans provided by Finlayson Bonet Architecture Ltd. stamped “Received February 17, 2021”, attached hereto as Schedule “A”.
4. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.

Development Variance Permit No. DVP00113

5. This Permit lapses two (2) years after the date it is issued if the holder of the Permit does not substantially start any construction with respect to which the Permit was issued.
6. For the purposes of this Development Variance Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE ____ DAY OF _____, 2021.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____ DAY OF _____, 2021.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

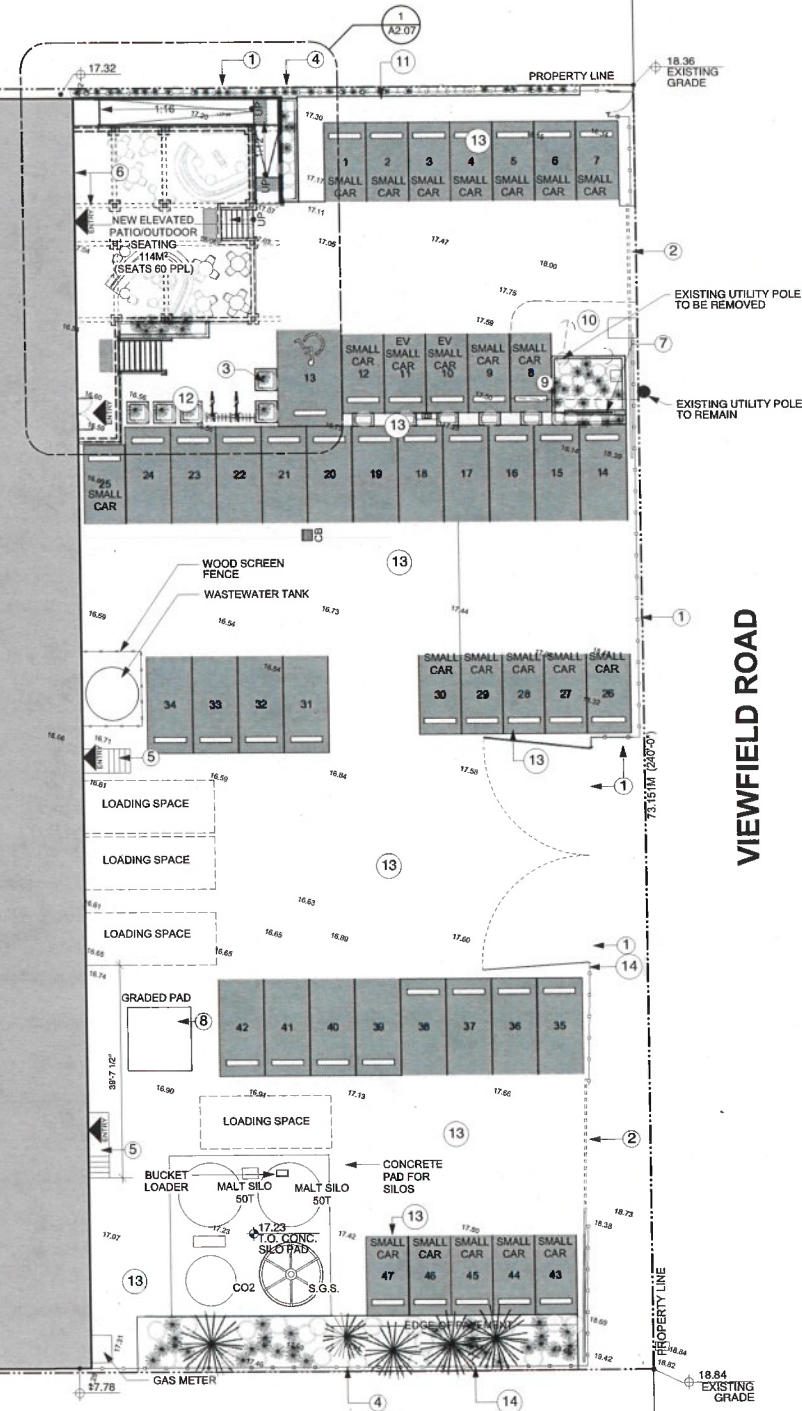
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CORPORATE OFFICER

PARKING CALCULATIONS			
USE, BUILDING OR STRUCT.	REQUIREMENTS	AREA	REQUIRED
TASTING LOUNGE	1 SPACE PER 6 SEATS WITH A MINIMUM OF 1 SPACE PER 14 M2 OF GROSS FLOOR AREA	95 M2 / 60 SEATS	12 STALLS
OFFICES	1 SPACE PER 30 M2 OF GROSS FLOOR AREA	154.17 M2	5.14 STALLS
WAREHOUSE / STORAGE	1 SPACE PER 250 M2 GROSS FLOOR AREA	3,374 M2	13.50 STALLS
MANUFACTURING (LIGHT)	1 SPACE PER 100 M2 GROSS FLOOR AREA	1,455 M2	14.55 STALLS
COMMERCIAL KITCHEN	1 SPACE PER 100 M2 GROSS FLOOR AREA	35.48 M2	0.36 STALLS
LAB	1 SPACE PER 100 M2 GROSS FLOOR AREA	22.94 M2	0.23 STALLS
RETAIL	1 SPACE PER 25 M2 GROSS FLOOR AREA	15.26 M2	0.61 STALLS
			46.39 STALLS
TOTAL			47 STALLS
LOADING SPACES -	3 SPACES FOR 2800 TO 4200 M2 1 SPACE FOR EACH ADDITIONAL 2300 M2		4 SPACES

E+N RAIL TRAIL

EXISTING BUILDING
BUILDING AREA: 5,761.8M² / 62,019.7 FT²



- KEY NOTES**
- 1 NEW 6'-0" CHAIN LINK FENCE
 - 2 NEW ACCESS GATES
A = 24' wide / B = 40' wide / C = 28' wide
 - 3 NEW BICYCLE PARKING
 - 4 NEW LANDSCAPE AREA
(REFER TO LANDSCAPE PLAN)
 - 5 EXISTING STAIRS TO REMAIN
 - 6 EXISTING STAIRS TO BE REMOVED
 - 7 NEW SIGNAGE
 - 8 ELECTRICAL SUBSTATION
 - 9 EXISTING HARDSCAPE WITH SERVICES
 - 10 NEW ASPHALT PAVING
 - 11 ELECTRIC VEHICLE CHARGER
 - 12 EXISTING CONCRETE PAVING
 - 13 EXISTING ASPHALT PAVING
 - 14 EXISTING CHAIN LINK FENCE
 - 15 RAISED HEAVY TIMBER PLANTER
 - 16 NEW PEDESTRIAN WALKWAY
- SYMBOL LEGEND**
- XX PROPOSED GRADE
 - XX EXISTING GRADE
 - CB CATCH BASIN

PROJECT DATA	
CIVIC ADDRESS: 836 VIEWFIELD ROAD, ESQUIMALT BC, V8A 4V1	
LEGAL ADDRESS: AMENDED LOTS, (DD 238921), SECTION 11, ESQUIMALT DISTRICT, PLAN 808	
EASTMENT201141G, PLAN 896 RW	
ZONING: I1 - LIGHT INDUSTRIAL	
SITE AREA 8,101.0 M ² / 87,198.4 FT ²	
EXISTING BUILDING AREA: 5,464 M ² / 58,814.0 FT ²	
EXISTING LOT COVERAGE: 67.4%	
GROSS FLOOR AREA	
MAIN FLOOR	5,464 M ² / 58,814.0 FT ²
MEZZANINE	345 M ² / 3,716.7 FT ²
TOTAL	5,809.0 M ² / 62,530.7 FT ²
FLOOR AREA RATIO: FLOOR AREA RATIO = 0.717	
HEIGHT: EXISTING	
SETBACKS: EXISTING	INT. SIDE INT. SIDE
FRONT REAR	
32.01M 0.67M 0.22M 0.54M	

RECEIVED

FEB 17 2021

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



A1.00 R1 - SITE PLAN
DRIFTWOOD BREWERY RENOVATION

836 VIEWFIELD ROAD, ESQUIMALT, B.C.

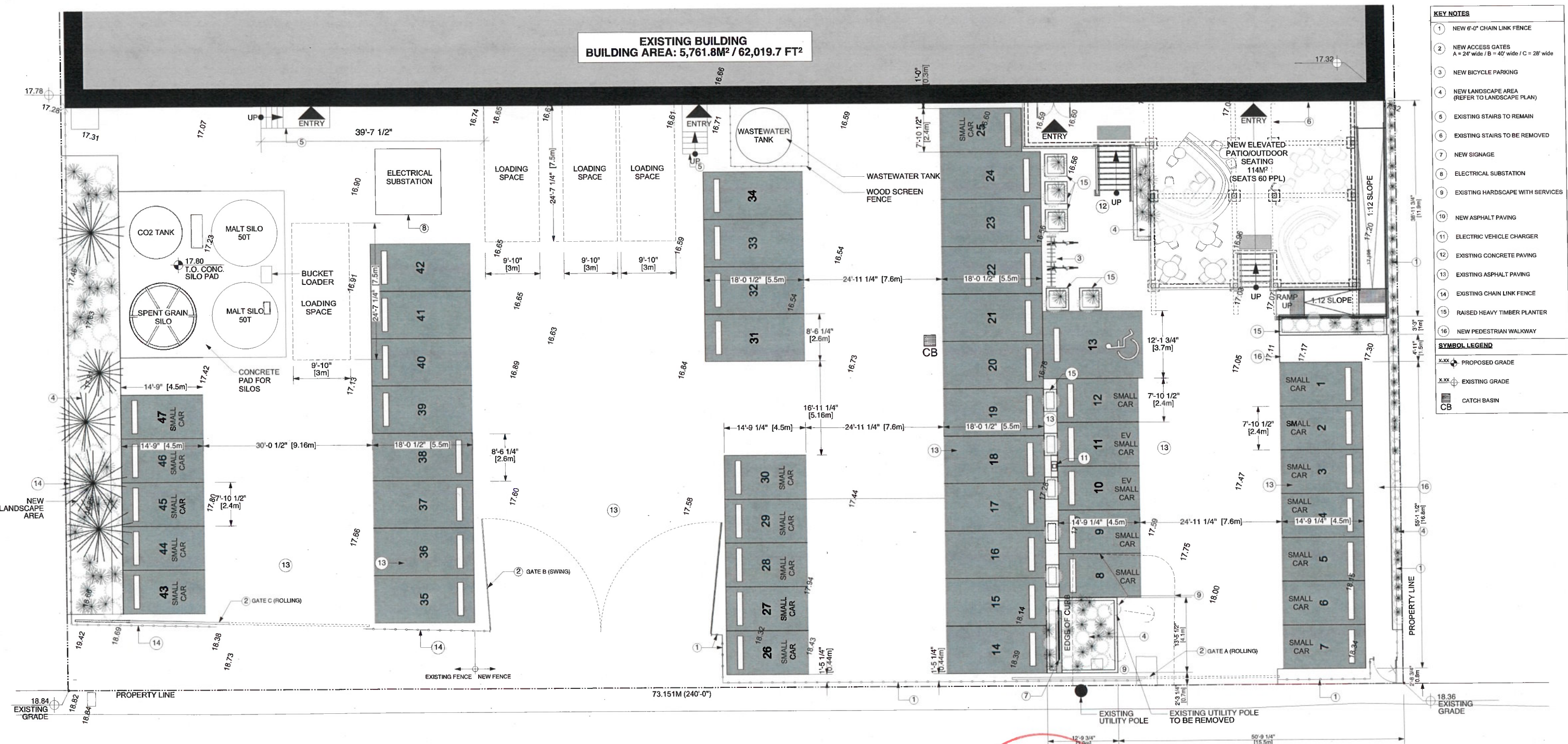
PROJECT NO. 20038

SCALE: 1/8" = 1'-0"

DATE: FEBRUARY 16, 2021



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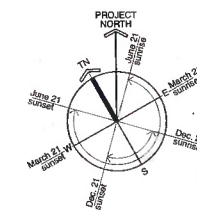


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CORPORATE OFFICER

VIEWFIELD ROAD



A1.01 R1 - FRONTAGE SITE PLAN
DRIFTWOOD BREWERY RENOVATION

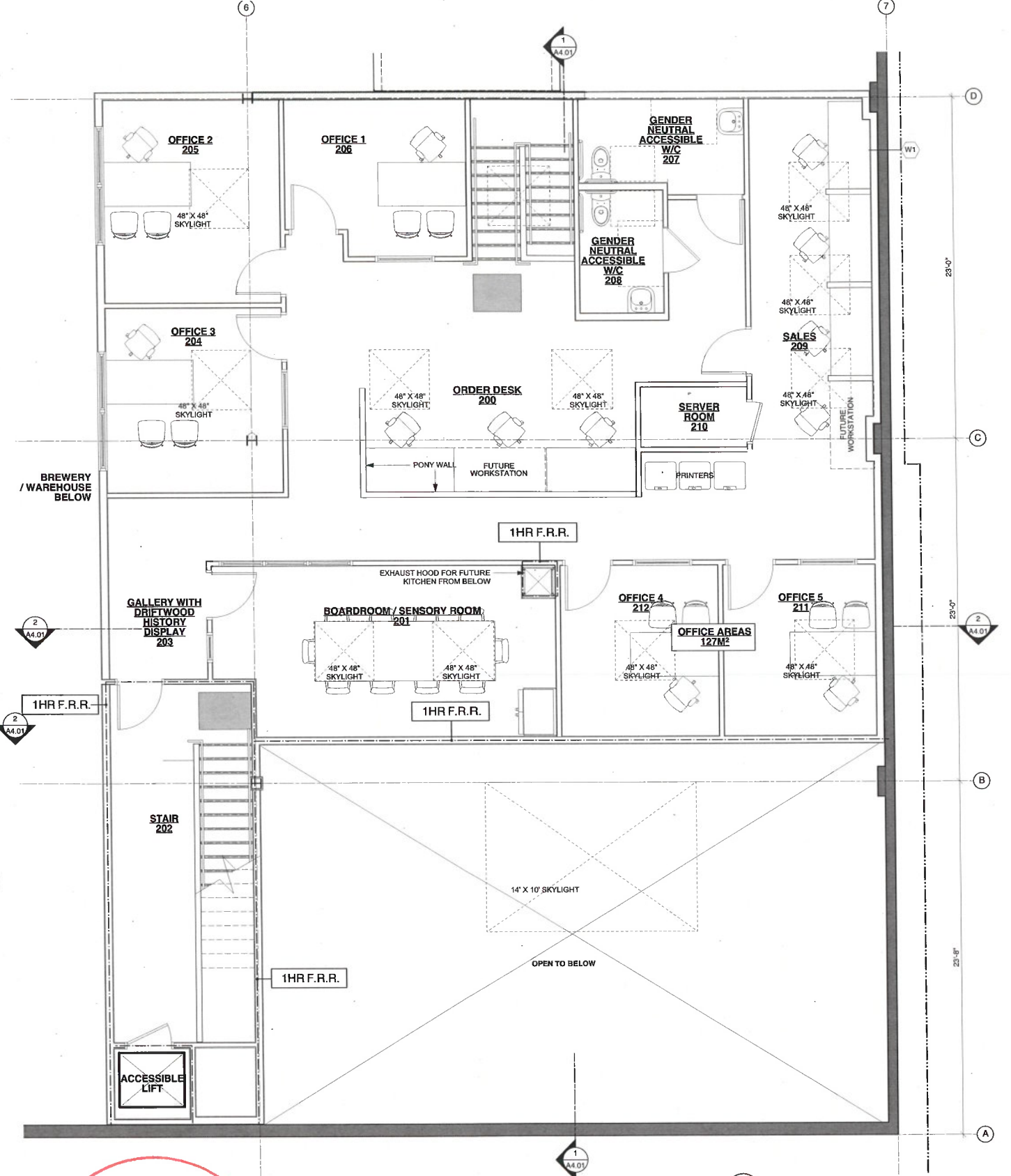
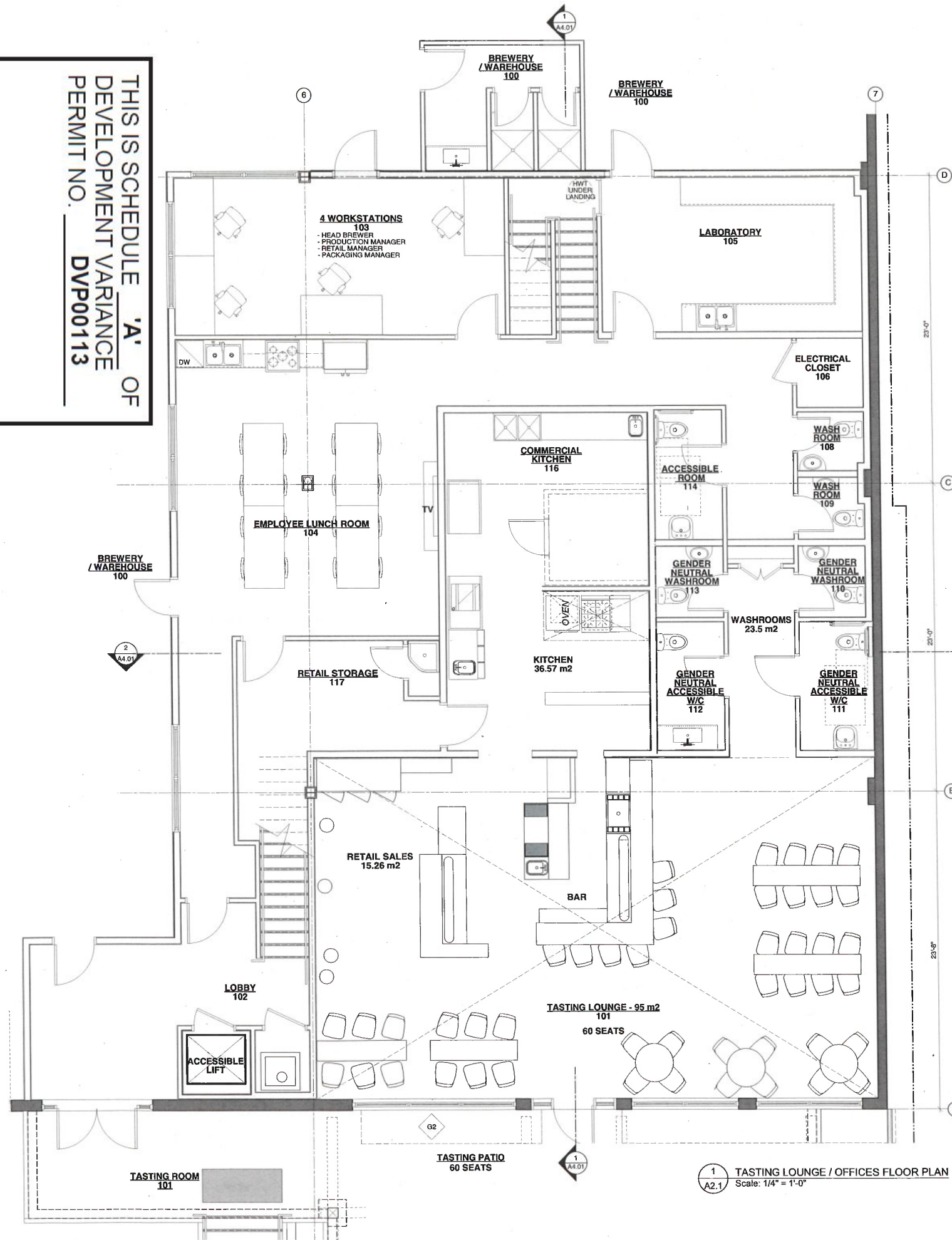
836 VIEWFIELD ROAD, ESQUIMALT, B.C.
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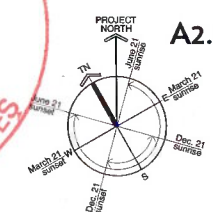


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A2.01 - TASTING LOUNGE AND OFFICES FLOOR PLANS
DRIFTWOOD BREWERY RENOVATION
836 VIEWFIELD ROAD, ESQUIMALT, B.C.
PROJECT NO. 20038
SCALE: 1/4" = 1'-0"
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