

REQUEST FOR DECISION

DATE: July 29, 2020

Report No. DEV-20-053

TO: Laurie Hurst, Chief Administrative Officer

FROM: Karen Hay, Planner and Bill Brown, Director of Development Services

SUBJECT:

Zoning Text Amendment – Light Industrial Zone (Lighthouse Brewing)

RECOMMENDATION:

1. That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3003 [Appendix A] as attached to Staff Report DEV-20-053, which would amend Zoning Bylaw, 1992, No. 2050, by adding text as detailed in the contents of amending Bylaw No. 3003, be given third reading and adoption.

RELEVANT POLICY:

Declaration of Climate Emergency

Liquor Control and Licensing Act

Local Government Act

Official Community Plan Bylaw, 2018, No. 2922 [OCP]

Zoning Bylaw, 1992, No. 2050

Parking Bylaw, 1992, No. 2011

Development Application Procedures and Fees Bylaw, No. 2791, 2012

Advisory Planning Commission Bylaw, 2012, No. 2792

Subdivision and Development Control Bylaw, 1997, No. 2175

STRATEGIC RELEVANCE:

This Request for Decision supports the following specific strategic objective:
Boost investment in the local economy and promote the growth and diversity of businesses.

BACKGROUND:

Appendix A: Bylaw No. 3003, Text Amendment Beverage Manufacturer Liquor Lounge

Appendix B: Light Industrial zone text & map, Lighthouse Brewing location, News ad.

Appendix C: Applicant's letter and lounge plans

Appendix D: Applicant's neighbourhood consultation, and supporting emails

Appendix E: Lighthouse Brewing Ltd. presentation

Purpose of Application:

The Lighthouse Brewing Company has requested a change to the Light Industrial zone to allow the conversion of their 'Tasting room' to a 'Liquor Lounge' at their existing Brewery. Staff have written an amendment bylaw that could allow a small (60 m²) 'Liquor Lounge', as a permitted use at any Light Industrial location that manufactures beverages.

Evaluation of this application should focus on issues relevant to zoning such as the appropriateness of the proposed uses, parking, how the use relates to adjacent and surrounding sites and whether the proposal is generally appropriate and consistent with the overall direction contained within the Official Community Plan.

Official Community Plan (OCP) Analysis:

As the proposal would continue the manufacturing type of business, with a proposed ancillary liquor lounge, this use would continue to conform to the Industrial designation of the site.

Section 7.2 of the OCP provides policies that support the expansion of business opportunities on lands designated 'Industrial' on the Present Land Use Designations map and 'Business' on the Proposed Land Use Designations map, including:

OBJECTIVE: To encourage the maintenance and viability of the business sector within Esquimalt to provide for local employment and a diversified tax base.

- Policy: Consider innovative proposals that intensify the light industrial uses.
- Policy: Support public and private initiatives that enhance the aesthetics and identity of the Esquimalt Business Park.

Zoning Analysis:

The Lighthouse Brewery has operated at the Devonshire Road location since 1998. The brewery has operated a 'tasting room' since 2017, and a 'picnic area' since 2018. Provincial liquor licensing regulations put strict limits on beverage sizes and amounts that can be served to each patron within these areas [see the applicant's letter]. The new manufacturer liquor lounge would occupy the same space as the Tasting Room, which measures 59 square metres (636 square feet) including the washrooms.

The zoning bylaw has several 'Commercial' zones that allow for 'Licensed Liquor Establishments', and the proposed 'Liquor Lounge' would be very similar to those existing permitted uses; therefore, it has been determined that a change in the zoning is warranted to accommodate the proposed liquor lounge use in this 'Light Industrial' zoned location.

Esquimalt has had breweries in the Light Industrial zoned area for many years though that use is not found in the zoning bylaw. Staff assume that the uses "light

manufacturing and processing” or “food preparation” were used to allow the first brewery to open for business. For clarity, staff are proposing to add two new uses to the Light Industrial zone; including 1) Beverage Manufacturing, and 2) Beverage Manufacturing with Liquor Lounge. This would accommodate the existing and future breweries; plus possible future distilleries, cideries, pop, kombucha manufacturing, etcetera. The liquor lounge would have a limited floor space (60 square metres) and it would only be permitted with a beverage manufacturing use.

Parking Analysis:

This change of use of the Tasting Room to a Liquor Lounge would not increase parking requirements beyond the requirements for the picnic area and tasting room seating combined, that have been confirmed to comply with Parking Bylaw 1992, No. 2011.

Comments from the Advisory Planning Commission:

This application was considered at the regular meeting of the Advisory Planning Commission [APC] held on June 16, 2020. The APC members supported this application and recommended the following:

That a 50 square metre Liquor Lounge be a permitted use for every Beverage Manufacturing operation in Esquimalt be forwarded to Council with a recommendation to approve as a liquor lounge in the Light Industrial Zone will support the Township’s economic activity and local businesses.

Note: After the APC meeting it was discovered that the Lighthouse Brewing tasting room is closer 60 square metres.

Time Line:

March 2, 2020 - Rezoning application received (staff request revisions)
April 30, 2020 - Neighbourhood consultation package mailed
June 16, 2020 - Advisory Planning Commission provides a recommendation
July 6, 2020 - Council grants 1st and 2nd reading to Bylaw No. 3003 and resolves to waive the public hearing.

ISSUES:

1. Rationale for Selected Option

The addition of small manufacturer liquor lounges at brewing operations has become a fairly normal development in other jurisdictions in recent years. The addition of this use has the potential to boost investment in the local economy and promote the growth and diversity of businesses in Esquimalt. The Advisory Planning Commission has endorsed the use of a small manufacturer liquor lounge with any current and

future beverage manufacturing facility that may operate in Esquimalt's Light Industrial zone. Council resolved to waive the public hearing. The *Local Government Act* does not require the holding of a public hearing when zoning bylaw amendments are consistent with the municipality's Official Community Plan.

2. Organizational Implications

This Request for Decision has no significant organizational implications.

3. Financial Implications

This Request for Decision has no significant financial implications.

4. Sustainability & Environmental Implications

This Request for Decision has no sustainability & environmental implications. Providing improved services in Esquimalt means residents can spend less time traveling to businesses outside the municipality.

5. Communication & Engagement

Public Notification

As this is a text amendment application to the entire Light Industrial zone, a notice has been placed in the July 23rd and July 30th editions of the Victoria News. As the amendment would apply to more than ten properties, mailing of notices is not required, nor is signage required on the property. At this time Development Services staff have not received any comments from the public regarding the proposed rezoning application, as a result of this advertising.

Applicant's neighbourhood consultation

In lieu of a neighbourhood meeting, at the direction of the Director of Development Service and with the assistance of staff, on April 30, 2020 a letter was mailed on behalf of the applicant to the owners and residents of properties located within 100 metres of the subject property, providing them with an opportunity to telephone or email the applicant with any comments or concerns; in order to comply with the public consultation procedures of Development Application Procedures and Fees Bylaw, 2012, No. 2791. The applicant has provided the comments received [Appendix D].

ALTERNATIVES:

1. That Council give Bylaw No. 3003 third reading and adoption.
2. That Council postpone consideration of Bylaw No. 3003 pending receipt of additional information.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3003

A Bylaw to amend Bylaw No. 2050, cited as the
“Zoning Bylaw, 1992, No. 2050”

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
ESQUIMALT, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the “*ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW NO. 3003*”.
2. That Bylaw No. 2050, cited as the “Zoning Bylaw, 1992, No. 2050” be amended as follows:
 - (1) at **PART 1 – INTERPRETATION Section 2. DEFINITIONS** by adding the following definitions:

“**Beverage Manufacturer**” means the use of land or a building or structure for the production of any liquid that is a ready-to-serve drink including the brewing, fermentation, and/or distilling of alcohol for human consumption.

“**Beverage Manufacturer with Liquor Lounge**” means a Beverage Manufacturer where part of a building thereof including decks, patios and balconies is used as a licensed manufacturer lounge subject to the *Liquor Control and Licensing Act*, as amended.
 - (2) at **PART 5 – ZONING DISTRICTS Section 53. LIGHT INDUSTRIAL [I-1]: (1) Permitted Uses** by adding the following text in alphabetical order:
 - “Beverage Manufacturer”
 - “Beverage Manufacturer with Liquor Lounge”
 - (3) at **PART 5 – ZONING DISTRICTS Section 53. LIGHT INDUSTRIAL [I-1]:** by adding the following text:
 - (3) **Floor Area: Liquor Lounge**

The floor area of a liquor lounge shall not exceed 60 square metres including washrooms, and food and drink service preparation areas.and renumbering the remainder of Section 53, accordingly.

READ a first time by the Municipal Council on the 6th day of July, 2020.

READ a second time by the Municipal Council on the 6th day of July, 2020.

Public Hearing was waived pursuant to Sections 464, 467 and 468 of the Local Government Act on the 6th day of July, 2020.

READ a third time by the Municipal Council on the ___ day of _____, 2020.

ADOPTED by the Municipal Council on the ___ day of _____, 2020.

BARBARA DESJARDINS
MAYOR

RACHEL DUMAS
CORPORATE OFFICER

DIVISION 3 - INDUSTRIAL ZONES

53. LIGHT INDUSTRIAL [I-1]

The intent of this Zone is to accommodate light industrial establishments and related Uses.

(1) **Permitted Uses** [*Amendment, 2018, Bylaw No. 2938*]

The following Uses and no others are permitted:

- (a) Accessory residential subject to Section 26
- (b) Arts and film studio and production
- (c) Arts and Wellness Teaching Centre
- (d) Auction
- (e) Automobile, recreational vehicle and trailer repair, servicing and body shop
- (f) Automobile, recreational vehicle and trailer sales
- (g) Building supply store or lumber yard
- (h) Business or professional office
- (i) Car wash
- (j) Catering Service
- (k) Charitable Organization Office
- (l) Club House
- (m) Cold storage plant
- (n) Commercial instruction and education
- (o) Commercial laundry or drycleaning plant
- (p) Commercial parking
- (q) Fitness centre
- (r) Food preparation
- (s) Laboratory and clinic
- (t) Light manufacturing and processing, including accessory retail
- (u) Personal Service Establishment, excluding Body Painting Establishment, Body Rub Parlour, Dating Service and Escort Service
- (v) Printing and publishing
- (w) Repair shop provided that all work takes place within the Principal Building
- (x) Research establishment
- (y) Restaurant or coffee shop
- (z) Trade contractor establishment
- (aa) Transportation and trucking
- (bb) Veterinary Clinic
- (cc) Warehouse Sales
- (dd) Warehousing and storage
- (ee) Wholesaling and Wholesale Distribution, including Accessory Retail

(2) **Conditions of Uses**

Notwithstanding Section 53(1), a Use which is an offensive trade within the meaning of the *Public Health Act* or *Waste Management Act* and amendments thereto, or which is noxious or offensive because of odour, dust, smoke, gas, noise, vibration, heat, glare, electrical interference, or is a nuisance beyond the limits of the Parcel on which the Use is located, shall not be permitted.

(3) **Floor Area: Accessory Retail**

The Floor Area of an accessory retail Use shall not exceed 30% of the Floor Area of the Principal Use.

(4) **Building Height**

No Building shall exceed a Height of 10 metres.

(5) **Siting Requirements**

(a) No Building shall be located within 7.5 metres of a Lot Line that is shared with a Parcel Zoned for a residential Use.

(b) Front Setback: No Building shall be located within 7.5 metres of the Front Lot Line.

(c) Side Setback: No Building shall be located within 4.5 metres of an Exterior Side Lot Line.

(6) **Screening and Landscaping**

(a) Screening and Landscaping shall be provided in accordance with Section 23.

(b) Landscaping shall occupy not less than 5% of the land area of the Parcel and shall be a minimum of 3 metres in depth provided along the Front Lot Line or in the case of a corner Lot, along the Front Lot Line and the Exterior Side Lot Line.

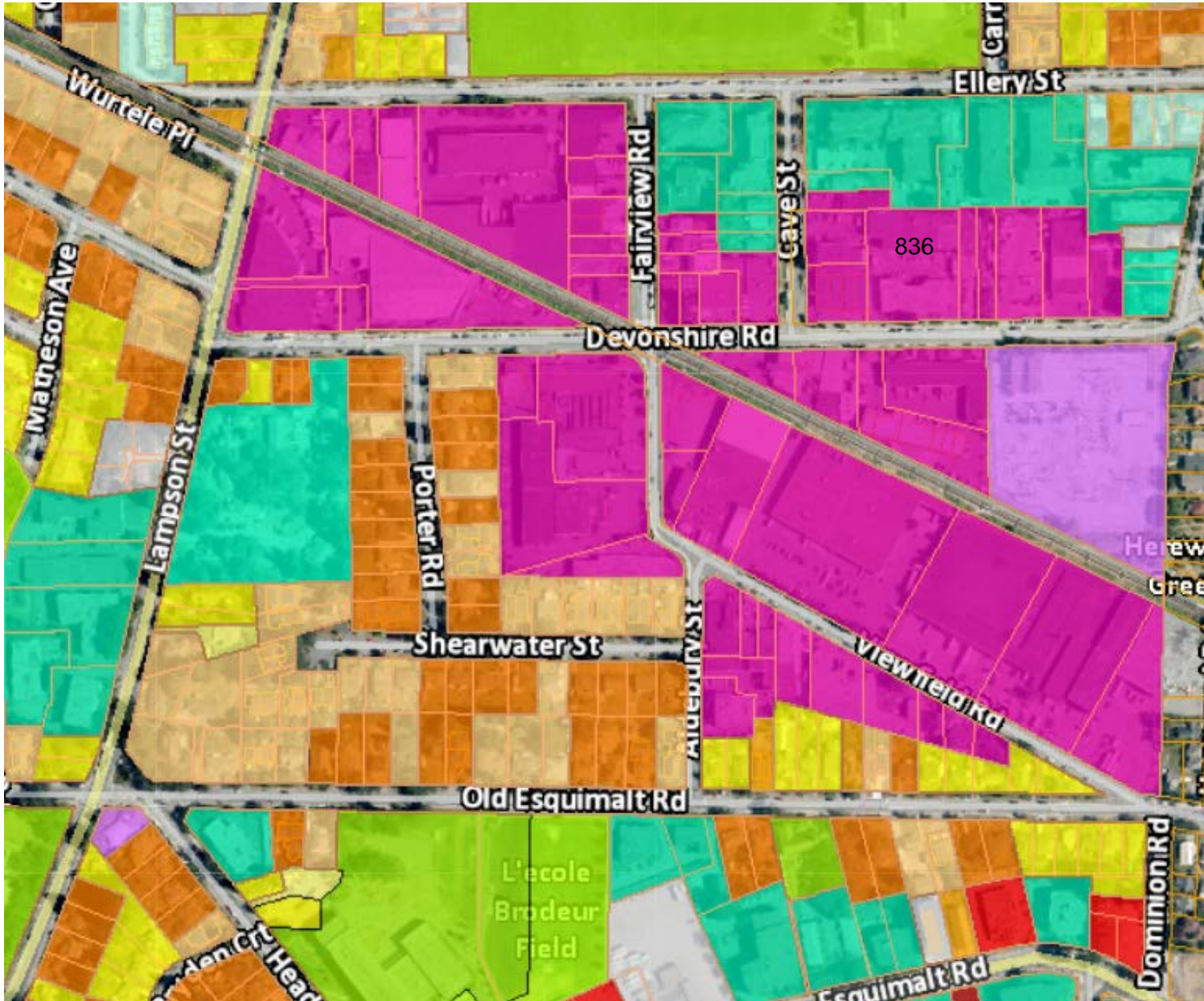
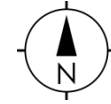
(7) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements as specified in Parking Bylaw, 1992, No. 2011 (as amended).

(8) **Commercial Parking Use**

A commercial parking Use shall comply with the standards in Parking Bylaw, 1992, No. 2011 (as amended) in relation to design, siting, layout and surfacing of the parking facility.

Light Industrial zone and 836 (834) Devonshire Road



 Light Industrial



790

786

782

870

Cave St

795

791

783

852

834

830

828

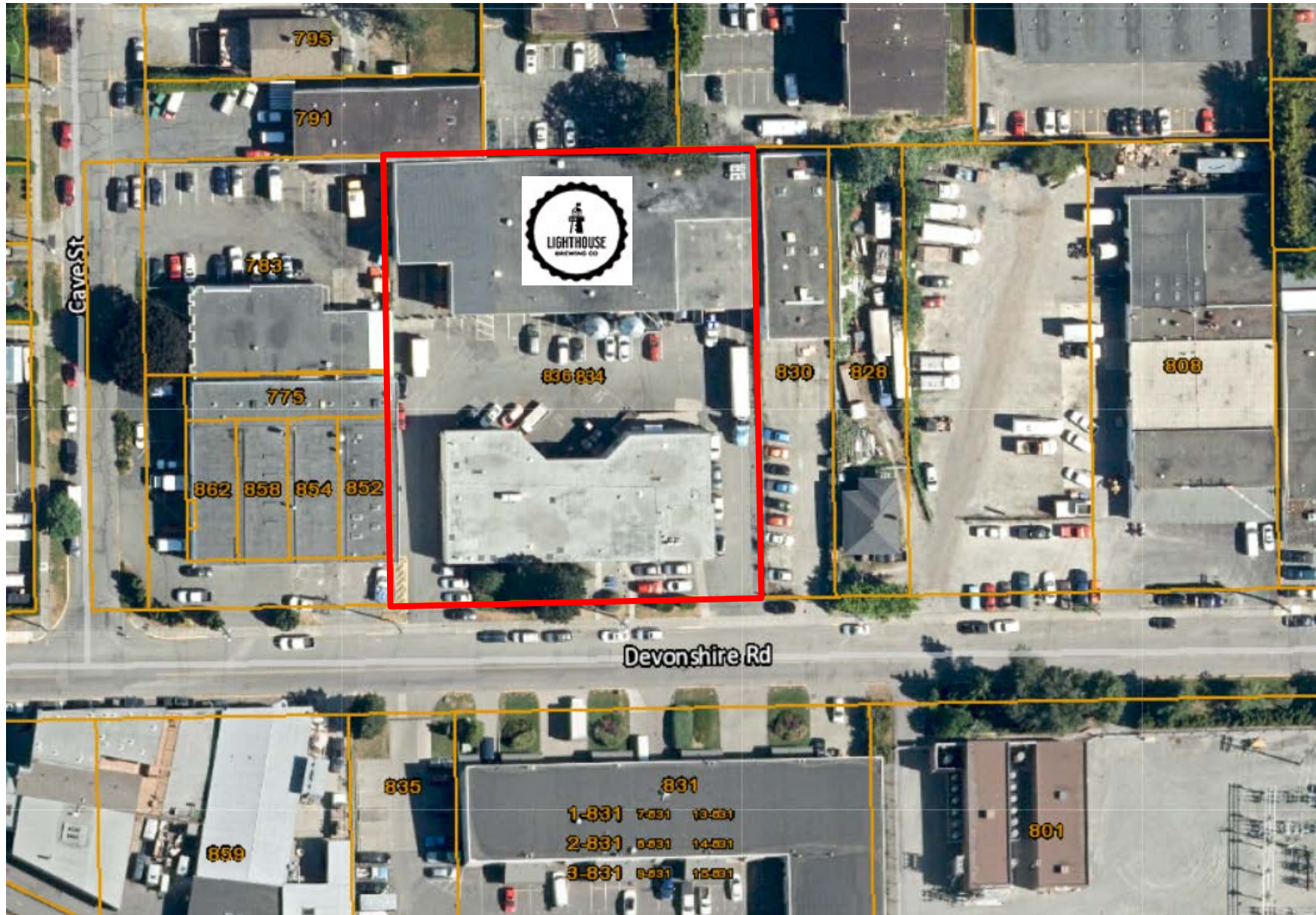
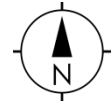
Devonshire Rd

859

831

Subject Property Map:
834 Devonshire Road

836 (834) Devonshire Road - air photo



'Gateway' corners to receive major upgrades

Wood-construction apartments planned for Scott and Wellburn's buildings

Shalvi Mehta
News Staff

A Vancouver architect plans to revitalize two prominent buildings sitting at gateways to Victoria, including the well-known Wellburn's building.

Michael Green Architecture is looking to start construction soon on two wood buildings. The first, titled *The Scott Building*, is located at the southeast corner of Hillside Avenue and Douglas Street. The second, *ParkWay* is planned for the Wellburn's building at Pandora Avenue and Cook Street.

"Both are gateway projects for Victoria," said Green. "We want to balance celebrating the historic buildings, but bring them into modern times with housing and density. We're adding to them in the most cost-effective way to give the community rental options and hopefully enhance the neighbourhood."



A rendering of what the new Wellburn's Building, called ParkWay, will look like. (Courtesy of Michael Green Architecture).

The Scott Building is a three-story, century-old brick building with a hybrid timber and steel structure. According to the company, the building will be revitalized to maintain its "vintage" character while using updated components to comply with building codes and energy requirements. It will undergo seismic upgrades and the centre of the building will be removed on the upper two stories to bring daylight into apartments that will wrap around an elevated courtyard.

There will also be a fourth story added behind the existing building's parapet to make more space for rental apartments.

Extensions on the east and west sides of the building will be made

of six-storey wood frame construction. The main floor of the building will be commercial and retail space with a cafe space proposed on the main floor of one of the extensions. A plaza in between the extensions will be accessible to the public.

"Adapting buildings and making them meet the needs of our time is part of the way we protect and keep them. We tried really hard to balance the issues," Green said.

The Wellburn's building has not been maintained well over time, Green said. Coming up with a design for it was a balance of existing technical and architectural issues as well as what's most important to protect in terms of history.

The two-storey masonry build-

ing was originally constructed in 1911 by William Ridgway-Wilson. The new development is proposing four and six-storey rental apartments with retail and commercial space maintained on the existing ground floor as well as a cafe space facing Cook Street.

A courtyard, or mezz, would separate the historic and modern buildings at street level, serving as the residential entrance to the building and providing access to a courtyard. A pedestrian walkway for public access will also be added.

About 50 per cent of the existing building will be retained, including the historic facades facing Pandora Avenue and Cook Street and the north-east wall facing the residential mezz. There are also plans to designate the building as heritage.

Due to COVID-19, the planning permission process for the buildings was postponed and was picked up again by the City of Victoria at the start of July according to a spokesperson for Michael Green Architecture.

The firm is hoping to receive approval for both projects in September, with construction starting at the beginning of 2021. Victoria council will not have to approve any variances, the spokesperson said, noting that both projects have very well received.



A crew prepares a Victoria home to be trailered and moved onto a barge. (Courtesy Ryan Goodman)

Victoria houses find new island homes

Mina Grossman
News Staff

If you spotted in the dark and noticed a house floating away from Dallas Road last week, you weren't hallucinating.

Two Victoria homes were taken away by barge to new locations on nearby islands on July 13. The houses - previously located at 1712 and 1720 Fairfield Rd. - were moved to make room for the Rhoda townhouse project being developed by Arynz. Other company co-owner Ryan Goodman said three other homes were also moved.

"It is easier to demolish the homes, but we're trying to do things differently," he said. "We're looking for ways to preserve the home and preserve the history of what's happened in Victoria."

One of houses moved this week was roughly a century old, Goodman said. Those homes are made from old growth fir and other trees. The houses were moved by demolition contractor Nickel Brox. They were loaded off Dallas Road near the Ross Bay Cemetery.

One house is going to Salt Spring Island, the other to a young family welcoming the house onto their Lopez Island property in the San Juan



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Dr. Emma Thomson



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- X-Rays and Laboratory on site • Chiropractic, Acupuncture and Massage
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A Week

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CORPORATION OF THE TOWNSHIP OF ESQUIMALT

NOTICE OF WAIVED PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Council of the Township of Esquimalt has waived the holding of a public hearing for Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3003, in accordance with Section 464(2) and 467 of the Local Government Act. The Local Government Act does not require the holding of a public hearing when zoning bylaw amendments are consistent with the municipality's Official Community Plan.

The Municipal Council will consider reading a third time and adopting Amendment Bylaw No. 3003 at the Special Meeting of Council commencing at 5 p.m., Tuesday, August 4, 2020 in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt B.C.

Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3003 provides for an amendment to the Light Industrial [I-1] zone to allow two new uses; "Beverage Manufacturer", and "Beverage Manufacturer with Liquor Lounge" (a lounge area of up to 60 square metres (including washrooms and drink preparation area) could be used to serve alcoholic beverages, subject to the Liquor Control and Licensing Act). This amendment applies to all land zoned "Light Industrial [I-1]" as identified on the Zoning Maps attached as Schedule "A" of Zoning Bylaw, 1992, No. 2050 as amended from time to time.

The general purpose of this change in zoning is to allow Lighthouse Brewing Ltd. (836 Devonshire Road), and any other "Beverage Manufacturer" that might locate their business within Esquimalt's Light Industrial [I-1] zone, expanded options in serving alcoholic beverages to their customers.

AND FURTHERMORE TAKE NOTICE that a copy of the proposed bylaw and relevant background documents may be inspected, and other information related to this application may be reviewed from July 20, 2020 until August 4, 2020:

- online, by visiting the municipal website at www.esquimalt.ca/public-hearing; or
- upon request, at Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C., by booking an appointment either by emailing Trevor Parkes, Senior Planner, at trevor.parkes@esquimalt.ca or contacting Development Services staff via phone at 250-414-7103.

RACHEL DUMAS
CORPORATE OFFICER

#2 – 836 Devonshire Road
Victoria, B.C. V9A 4T4
Email: info@lighthousebrewing.com

Telephone: (250) 383-6500
Fax: (250) 383-0005
Toll Free: 1-866-862-7500



To whom it may concern;

Lighthouse Brewing Company has been Esquimalt's local craft brewery since 1998. We opened our Tasting Room in 2018 to provide customers the opportunity to purchase growlers, tasting flights, packaged beer, snacks and various branded retail items in a welcoming environment. We are seeking a Lounge Endorsement License to allow us to expand our scope of service for craft beer lovers from Esquimalt and beyond.

Our current Tasting Room Endorsement allows us to:

- Provide one 12oz flight of beer to customers, per day. The flight is limited to 12oz and must be provided in either of the following formats:
 - 3 x 4 oz pours
 - 4 x 3 oz pours

We are pursuing a Lounge License/Endorsement from the BC Liquor and Cannabis Regulation Branch which will allow us to:

- Provide more than one tasting flight of beer per day to customers.
- Provide full servings of beer – glasses ranging from 12-20oz, dependant upon Liquor Control Board approval.

Many other BC Craft Breweries are offering their patrons the option of multiple tasting flights and/or glasses of beer. This is the standard to which craft beer consumers have become accustomed to, and we would like to offer this service to our customers.

As per the requirements related to the application for the Lounge Endorsement License:

- **Food service:** We have a variety of snacks and non-alcoholic beverages available during all hours of operation.
- **Entertainment:** The tasting lounge would primarily have curated music, live television and board games.
- **Composition of the neighbourhood:** Our building is set approximately 100ft from Devonshire Rd, in a primarily industrial area. Approximately one block away from the brewery are the closest residential dwellings.
- **Noise & Disturbance:** The Lounge Endorsement is an indoor endorsement for the existing Tasting Room. There should be no change from current noise levels that would be disruptive to our neighbours. As a result of being in a primarily industrial area, most of our direct neighbours operate at standard business hours Monday through Friday. As our busiest hours are after 4pm during the week and on Saturdays, there is no anticipated increase in the potential for noise or other disturbances.

- **Disturbance Measures:** As previously mentioned, there should be no significant risk of noise or other disturbances to our neighbours. All of our Tasting Room staff are certified in Serving it Right in order to comply with all provincial laws and regulations related to liquor service. Our total capacity for our Tasting Room is 30 people and the capacity of the adjacent picnic area is also 30 people. With a total capacity of a maximum 60 people we do not believe that this presents a significant disturbance risk. We have been operating for 18 months with those capacity numbers and have never received a complaint.
- **Other Applicable Information:** We have recently installed bike racks to hold a maximum capacity of 18 bicycles and have 15 parking spots in our parking lot, in addition to street parking.

What makes Lighthouse Brewing Company's Tasting Lounge different from other liquor primary establishments is the fact that it would be the focal point for the brewery to showcase a wide range of our beers to our customers, from year-round staple beers to one off batches only available in the Tasting Room.

Craft beer in BC, especially in Victoria, continues to be a source of community pride and engagement. The presence of an onsite lounge at craft breweries throughout BC has become the norm. Victoria has historically been home to production focused breweries, which have lacked the onsite experience found in other breweries, especially on the mainland. We want to be able to offer the same experience level that craft beer enthusiasts have come to expect when visiting other craft breweries. Our tasting room will only feature our beers with 9 taps to choose from along with non-alcoholic beverages provided by Victoria Soda Works. Our tasting room is designed to feature our products which means we will not be serving any cider, wine or spirits. We will not have any kitchen service and only provide concession style snacks such as; pepperoni sticks/jerky, salty snacks and baked goods.

Proposed hours of operation (to be confirmed in accordance with the LCRB):

Fall/Winter

Tuesday - Saturday
12 - 6pm

Spring/Summer

Tuesday - Saturday (potential for Sunday reduced hours)
12-9pm TBC

Let us know if you require any more information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ben Thomas', with a long horizontal flourish extending to the right.

Ben Thomas
General Manager
Lighthouse Brewing Company

LIGHTHOUSE BREWING - TENANT IMPROVEMENT

All of the documents prepared by Praxis Architects Inc. or on behalf of Praxis Architects Inc. in the connection with the project are instruments of service for the execution of the project. Praxis Architects Inc. retains the property and copyright in these documents, whether the project is executed or not. These documents may not be used on any other project, nor be reproduced, without prior written agreement of Praxis Architects Inc. Do not scale the drawings.

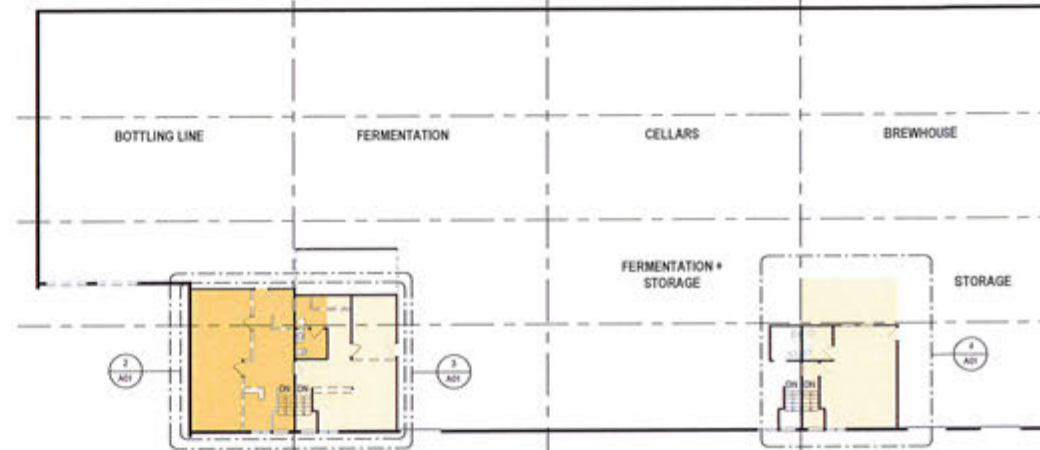
ISSUED FOR BUILDING PERMIT - 2018.03.21



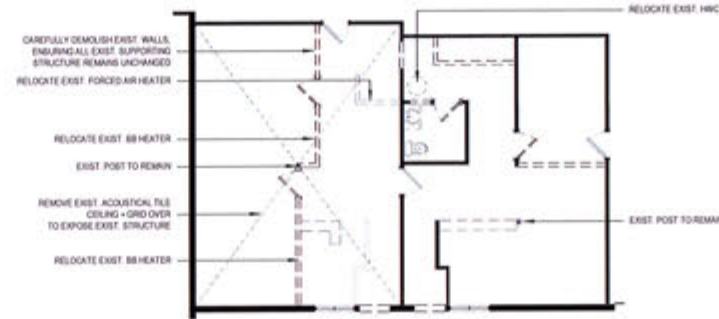
LOCATION PLAN

BUILDING INFORMATION:

- 1.0 APPLICABLE BUILDING CODE: BRITISH COLUMBIA BUILDING CODE 2012
- 2.0 PROJECT BUILDING CHARACTERISTICS
 - 2.1 LEGAL DESCRIPTION: LOT 1 PLAN VP27158 PID: 00047341
 - 2.2 CIVIC ADDRESS: 836 DEVONSHIRE ROAD
 - 2.3 APPLICABLE BUILDING CODE PART: 3
 - 2.4 NUMBER OF BUILDINGS: 1
 - 2.5 BUILDING AREA = EXISTING - APPROXIMATELY 1488sq'
 - 2.6 BUILDING HEIGHT: 1 STOREY (EXISTING)
 - 2.7 FIRE SPRINKLERED: NO
 - 2.8 COMBUSTIBLE CONSTRUCTION
 - 2.9 MAJOR OCCUPANCY: EXIST. - GROUP F3 (BREWERY) INCL. OFFICE SPACE + 10% SUBSIDIARY OCCUPANCY NEW - GROUP A, DIVISION 2, LOW OCCUPANT LOAD + GROUP D (TASTING ROOM) (PER BCAB #1793 - DETERMINATION OF SUBSIDIARY OR MAJOR OCCUPANCY: BREWERY LOUNGE AND SALES AREA NOT A SEPARATE MAJOR OCCUPANCY)
- 3.0 BUILDING CODE ANALYSIS
 - 3.1 NUMBER OF STREETS FACING = 1
 - 3.2 OCCUPANCY CLASSIFICATION 3.2.2.74 GROUP F, DIVISION 2, UP TO 3 STOREYS, COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION, BUILDING AREA NOT MORE THAN 1,500sq'
 - 3.3 EXIT QUANTITY AND LOCATION (3.4.2.1.2) 1 EXIT < 80 PERSONS OCCUPANT LOAD PER 3.1.2.6 PER TABLE 3.4.2.1.A. MAX. FLOOR AREA = 200sq', MAX. TRAVEL DISTANCE = 15m (ACTUAL = 11.3m)
- 4.0 OCCUPANT LOAD CALCULATION + WASHROOM COUNT (TASTING ROOM)
 - 4.1 OCCUPANT LOAD 3.1.17.1.2) IF A FLOOR AREA OR PART THEREOF HAS BEEN DESIGNED FOR AN OCCUPANT LOAD OTHER THAN THAT DETERMINED FROM TABLE 3.1.17.1, A PERMANENT SIGN INDICATING THAT OCCUPANT LOAD SHALL BE POSTED IN A CONSPICUOUS LOCATION. GROUP A, DIV 2, LOW OCCUPANT LOAD = MAX. OCCUPANCY = 30
 - 4.2 WATER CLOSETS 3.7.2.2 TABLE 3.7.2.2.B WATER CLOSETS FOR A BUSINESS AND PERSONAL SERVICES OCCUPANCY NUMBER OF PERSONS OF EACH SEX: 1 - 25 MINIMUM NUMBER OF WATER CLOSETS FOR EACH SEX: 1 WATER CLOSETS PROVIDED = 2
- 5.0 ZONING REQUIREMENTS
 - 5.1 ZONING: LIGHT INDUSTRIAL (L-1)
 - 5.2 PERMITTED USE: LIGHT MANUFACTURING AND PROCESSING, INCL. ACCESSORY RETAIL.



1 OVERALL PLAN 1: 200



2 DEMOLITION PLAN 1: 100



GENERAL NOTES

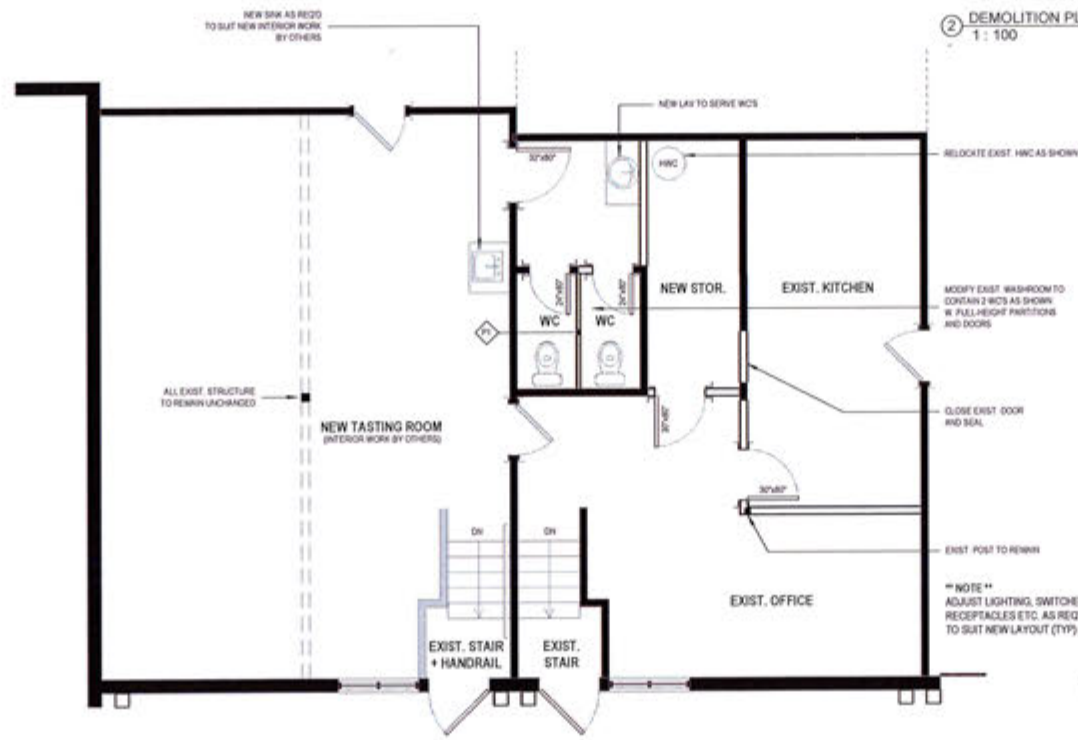
1. THE CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION FOLLOWS THESE DOCUMENTS. ALL REVISIONS SHALL BE APPROVED IN ENTIRETY BY THE ARCHITECT.
2. ALL WORK SHALL COMPLY WITH ALL MUNICIPAL CODES AND BY-LAWS AND SHALL BE IN ACCORDANCE WITH B.C. BUILDING CODE 2012.
3. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / OWNER BEFORE COMMENCEMENT OF WORK.
4. THESE DRAWINGS, INCLUDING DIMENSIONS, SHALL BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND OBTAIN CLARIFICATION PRIOR TO COMMENCING CONSTRUCTION.
5. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION AND COMPLIANCE WITH LOCAL REGULATIONS REGARDING SAFETY SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED. IMPERIAL UNITS MAY BE PROVIDED IN BRACKETS FOR REFERENCE BUT THE METRIC UNITS SHOULD BE PRIVILEGED FIRST. THE CONTRACTOR SHALL VERIFY DIMENSIONS BEFORE CONSTRUCTION AND REPORT DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.
7. CONTRACTOR TO ENSURE THAT ALL WORK IS CARRIED OUT ACCORDING TO THE RULES AND CUSTOMS OF BEST TRADE PRACTICES AND THEIR SPECIFICATIONS, BY SKILLED TRADESPEOPLE KNOWLEDGEABLE OF THE TYPE OF CONSTRUCTION.
8. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, SLEEVES, EMBEDDED ITEMS AND OTHER BUILDING OR SITE COMPONENTS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS. REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
9. A MINIMUM OF 24 HRS. NOTIFICATION IS REQUIRED FOR REVIEW AND INSPECTIONS.

LEGEND

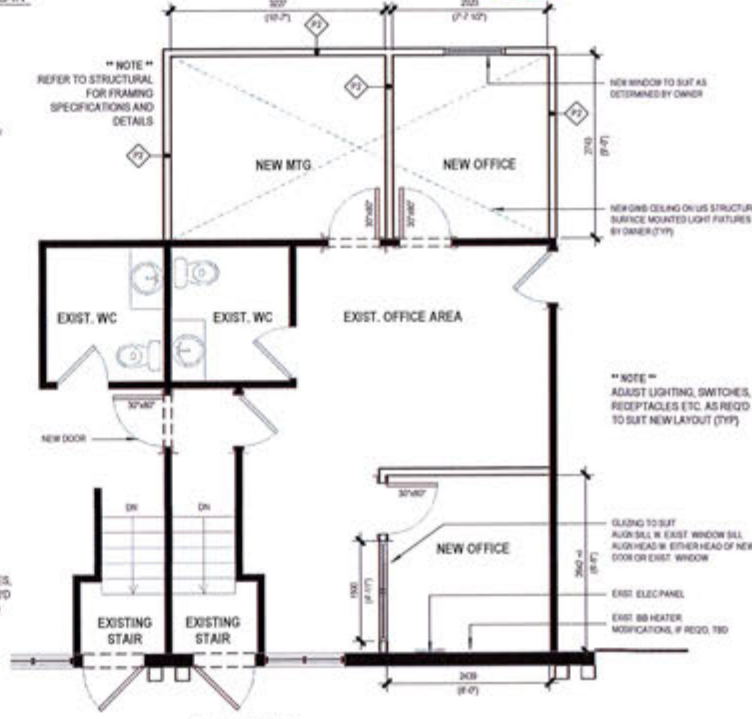
- | | |
|--|--|
| | NEW WALLS (TYP. UNQ)
12mm GIB
360mm WOOD STUDS @ 400mm OC
12mm GIB
FINISHED AND PTD |
| | EXISTING TO BE DEMOLISHED
RELOCATE OR MAKE SAFE EXIST. SERVICES TO SUIT
MAKE GOOD EXIST. ADJ. SURFACES AS REQ'D
** EXIST. SUPPORTING STRUCTURE TO REMAIN UNCHANGED ** |
| | NEW DOOR TO SUIT |
| | EXISTING DOOR TO REMAIN |
| | NEW TASTING ROOM (SUBSIDIARY OCCUPANCY)
GROUP A DIV 2, LOW OCCUPANT LOAD + GROUP D |
| | MINOR INTERIOR RENOVATIONS TO EXIST. OFFICE AREAS |

PARTITION SCHEDULE

- | | |
|--|---|
| | WC COMPARTMENT
12mm GIB FINISHED AND PTD
450mm STEEL STUD @ 400mm OC
12mm GIB FINISHED AND PTD |
| | NEW OFFICE AND NEW MTG.
REFER TO STRUCTURAL FOR FRAMING SPECIFICATIONS AND DETAILS |



3 DETAIL PLAN 1 1: 50



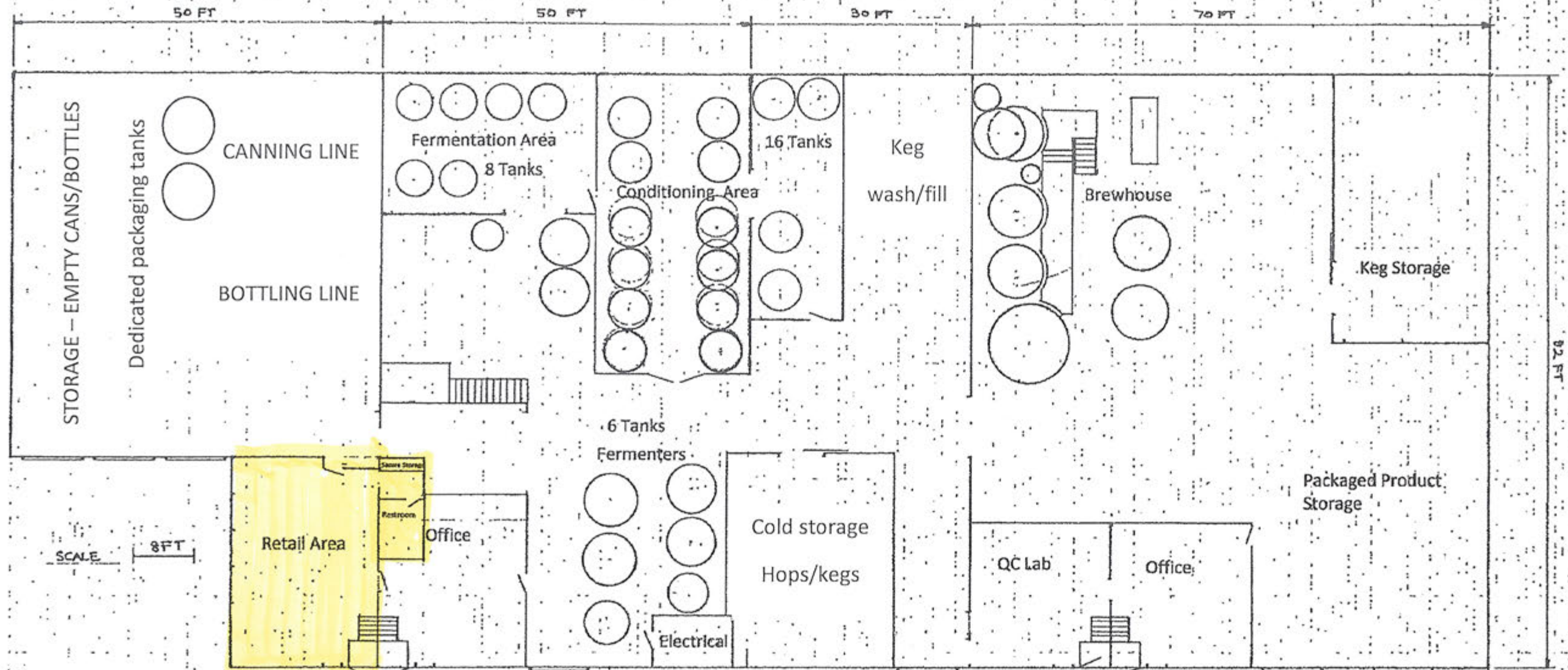
4 DETAIL PLAN 2 1: 50



PROJECT TITLE
**LIGHTHOUSE BREWING
TENANT IMPROVEMENT**

836 DEVONSHIRE ROAD
SHEET TITLE
COVER + BLDG INFO + PLANS

DATE	2018.03.28	SHEET NO.	A01
PROJECT NO.	17-025		
SCALE	As Indicated		
DRAWN BY	HS		

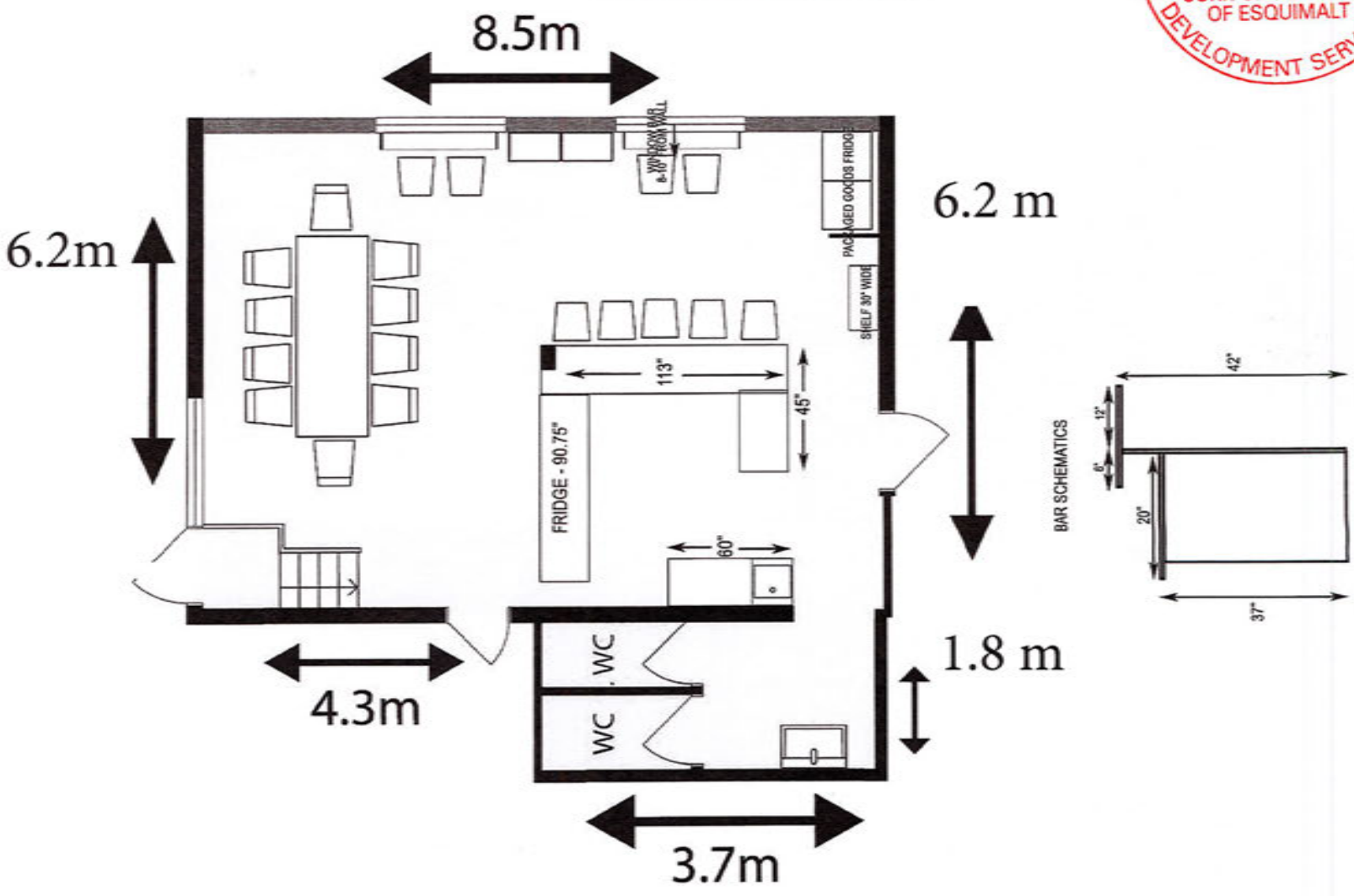


SCALE 8 FT

Received at LCLB 2017-10-25



TASTING ROOM



Plan 13275

Plan 28844

Plan 27520

LIGHTHOUSE BREWING COMPANY

836 Devonshire Road

RECEIVED

MAR 02 2020

ORP OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

Loading Bay Elev. 8.14

TASTING ROOM

Base Of Slab Elev. 7.06

Building
Top Of Flat Roof: 15.01

Loading Bay Elev. 8.15

Loading Bay Elev. 8.16

A
Plan 7588



B
Plan 1232

Strata Plan
MS464

Bauco Access
Panel Solutions Inc



Township of Esquimalt Zoning Amendment Meeting August 4th

ANTHONY MAZZEI & BEN THOMAS
LIGHTHOUSE BREWING CO.

AGENDA

1. Objectives
2. About our Tasting Room
3. The Proposal
4. Benefits to the Town of Esquimalt
5. Supporting documentation
6. Summary

OBJECTIVES

- ▶ Our objective is to.....
 - ▶ Change our current Tasting Room License to a Lounge Endorsement License
- ▶ What we need
 - ▶ To Rezone a portion of our building where our Tasting Room and Picnic area stand from Industrial to Commercial

ABOUT THE TASTING ROOM

- ▶ Renovated in 2018, inside the Tasting Room has the capacity of 30 people
- ▶ We hold a Picnic Endorsement License for our outdoor space with a capacity of 30 people
- ▶ We offer 12oz tasting flights, growler fills, packaged beer, snacks and various branded retail items for sale
- ▶ We feature 9 different taps of our Craft Beer
- ▶ We are the only Craft Brewery in the Township of Esquimalt and a member of the Esquimalt Chamber of Commerce

THE PROPOSAL

With our current Tasting Room License

- ▶ We can provide one 12oz serving of beer per person per day in either of the following formats
 - ▶ 3 x 4 oz pours
 - ▶ 4 x 3 oz pours

What a Lounge Endorsement allows us to

- ▶ Provide more than one tasting flight of beer per day to customers
- ▶ Provide full servings of beer – glasses ranging from 12-20oz, dependent upon LCRB approval

BENEFITS TO THE TOWN OF ESQUIMALT

6

- ▶ A Local Community Space for Esquimalt Residents
- ▶ Uplift the Esquimalt Community Image
- ▶ Showcase Art and Entertainment by hosting events
- ▶ Increase Tourism and excursions to the Township

SUPPORTING DOCUMENTS

- ▶ According to The Growler Magazine (BC Craft Beer & Cider Guide) there are 202 craft breweries open and operating in BC
- ▶ Over 130 of these Breweries hold Lounge Endorsement Licenses
- ▶ In the Greater Victoria Region alone there are 18 Craft Breweries with 12 of them operating with Lounge Endorsement Licenses

SUMMARY

- ▶ As per requirements from the LCRB regarding our lounge license we are adhering to everything based on the application
- ▶ Many BC Craft Breweries are offering their patrons the option of multiple tasting flights and/or glasses of beer, we would like to be aligned with the industry standards
- ▶ We feel confident based on our application that we have provided all necessary documentation to receive a positive outcome