

HOWL BREWING - TASTING ROOM

PROJECT INFORMATION

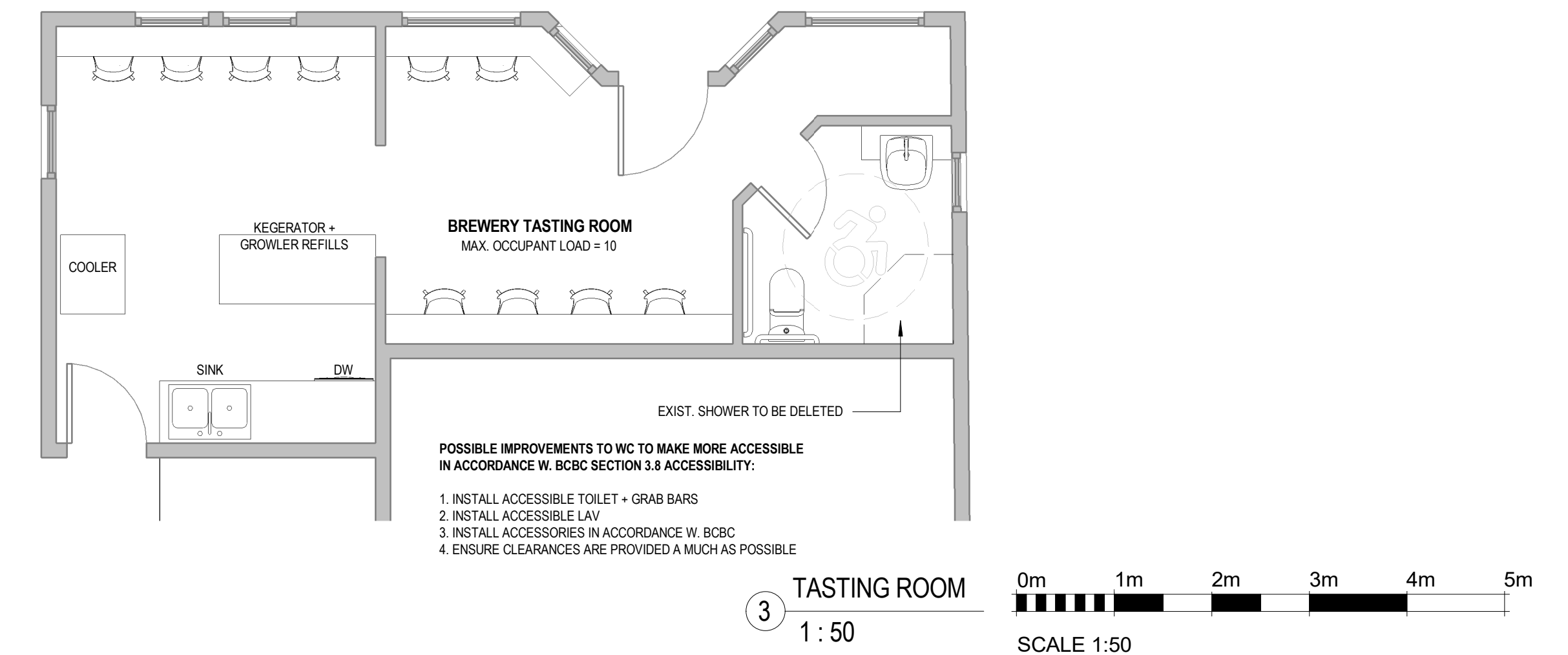
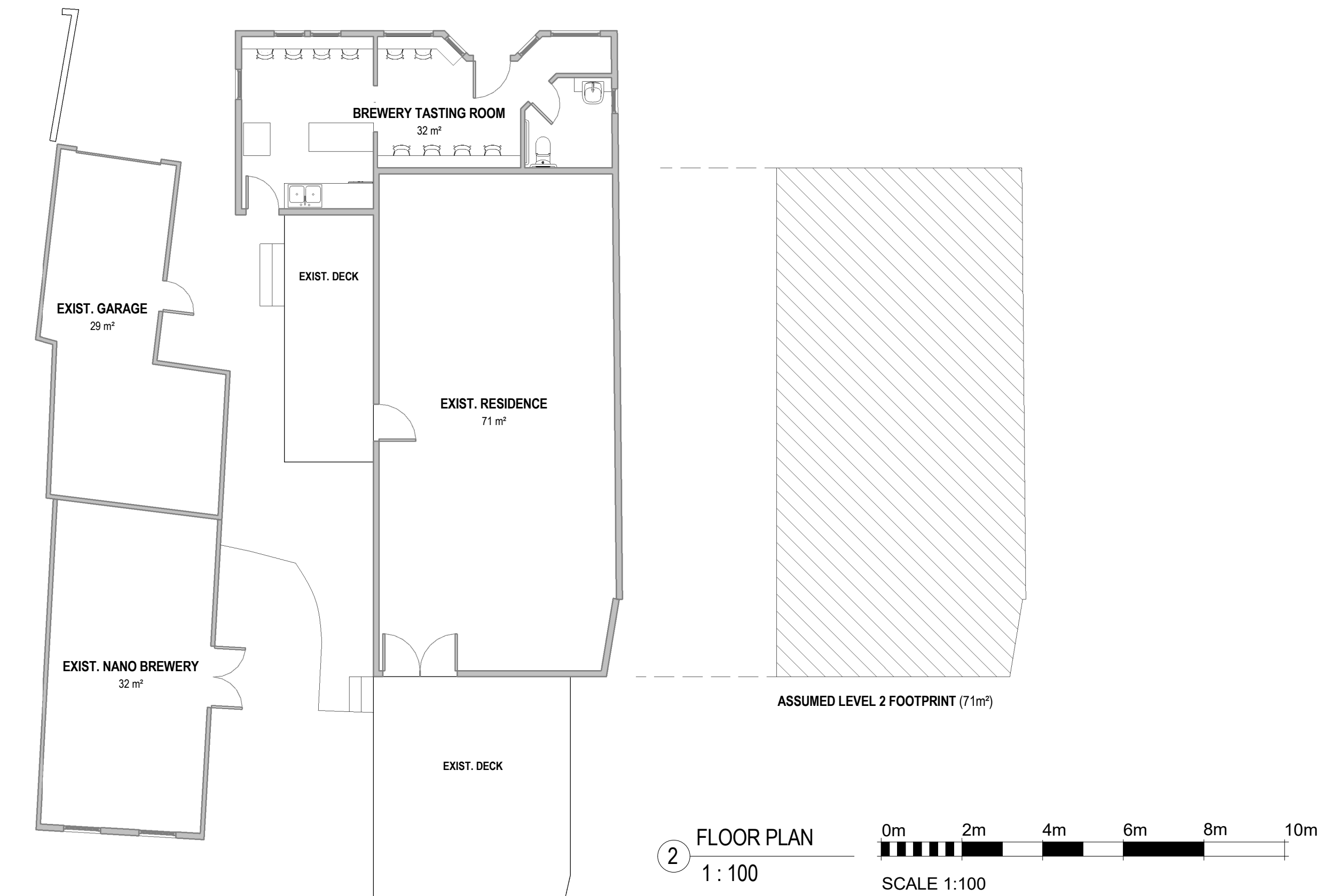
CIVIC ADDRESS: 1209 LYALL STREET
LEGAL ADDRESS: LOT 5, SECTION 11, EQUIMALT DISTRICT, PLAN 946 PID 004-774-701
EXISTING OCP LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL
EXISTING ZONING: RS-6 SINGLE FAMILY DADU RESIDENTIAL
ZONING AMENDMENT: BYLAW NO. 3082 ADD MICRO BEVERAGE MANUFACTURE TO PERMITTED USES
PROPOSED REZONING: TO PERMIT COMMERCIAL (BREWERY TASTING ROOM)
SITE AREA: 707m²
RESIDENTIAL AREA: 171m² (2 LEVELS + GARAGE)
BREWERY AREA: 64m² (TASTING ROOM + NANO BREWERY)
FLOOR AREA RATIO: PERMITTED = MAX. 0.35 PROPOSED = 0.33



CONTEXT PLAN
 0m 20m 40m 60m 80m 100m
 SCALE 1:1000



EXISTING STREET VIEW



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1209 LYALL STREET
 VICTORIA BC
 PROJECT NUMBER 23-009

PLANS + PROJECT INFO

2024.07.25 - ISSUED FOR REZONING