

Commercial / Residential Development - 1150 Cook Street, Victoria BC



Context Plan Sc.1:750



Proposed Development - View from intersection of View & Cook Street

Project Statistics

Street Address	1150 Cook Street, Victoria, BC, V8V 3Z9		
Legal Description	PID 009-388-257 Lot 996 & East Part of Lot 997, Victoria		
Development Permit Area	DPA 3(HC) - Core Mixed-use residential		
Existing Zoning	R-48		
Proposed Zoning	R-48		
Existing Use	Restaurant		
Proposed Use	Retail & Residential		
Site Area	1,009.20 sm		
Proposed FSR	8.98		
Parking	Required	Proposed	
Residential	0	41	
Commercial	0	0	
Total		41	
Bicycle Parking (long-term)	Required	Proposed	
1 space/ Units < 45m2	83		
1.25 space/ Units > 45m2	60		
Total	143	143	
Bicycle Parking (short-term)			
0.1 / dwelling unit	14	14	
Physical Form	Permitted in R-48 zone	Proposed as per DCAP	
Height of Building	30 m	45 m	
Number of Storeys	10 storeys	15 storeys	
Building Setbacks	Permitted		Proposed
		Level 01	L 02 & 03
Front Yard	0.5 m	2 m	0 m
Rear Yard	-	0.1 m	0 m
Side Yard East	-	1.7 m	0.5 m
Side Yard West	-	0.1 m	0 m
Combined Side Yards	-	1.8 m	0.5 m
Use			
Total Commercial Floor Area	166.22 sm		
Total Residential Floor Area	7,390.29 sm		
Total Number of Residential Units	129		

Date	Issue / Revisions
2019 Oct 23	Issued for DP
2020 Feb 20	DP resubmission

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Project
Commercial / Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
Cover Sheet

Project Number
19004
Scale
1:500
Sheet Number
A-00

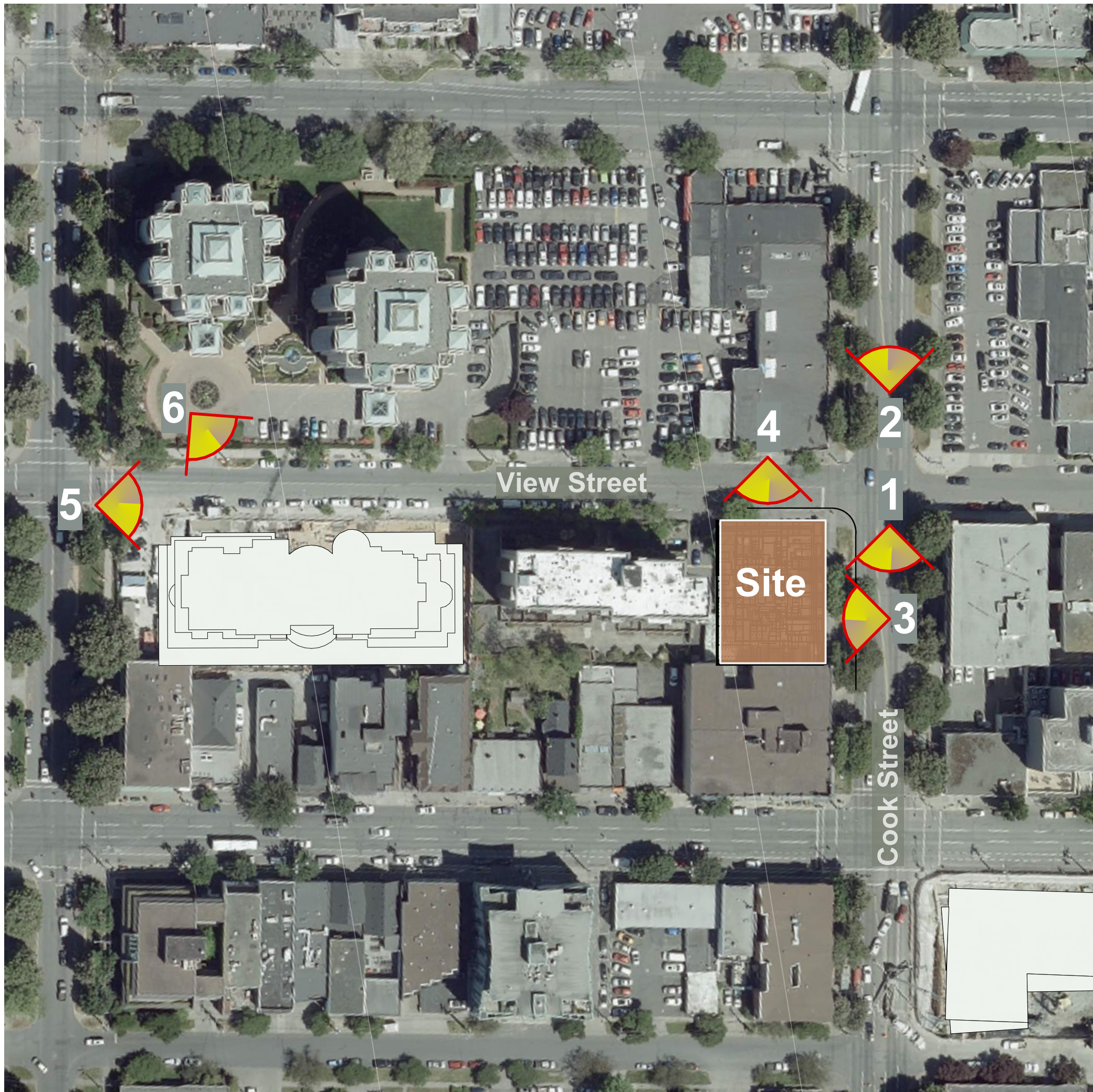
Project Team

DEVELOPER 66 Developments Ltd. 295 King George Terrace Victoria, BC, V8S2J8 T:(250) 882 8568	STRUCTURAL BMZ Structural Engineers 501-510 Burard St., Vancouver, BC, V6C 3A8 T: 604 685 9533	MECHANICAL Avalon Mechanical Consultants Ltd. 300- 1245 Esquimalt Rd., Victoria, BC, V9A 3P2 T: (250) 384 4128	CIVIL Westbrook Consulting Ltd. 115-866 Goldstream Ave., Victoria, BC, V9B 0J3 T: (250) 391 8592	ENVIRONMENTAL Active Earth Engineering Ltd. 105-4343 Tyndall Ave., Victoria, BC, V8N 3R9 T: (778) 430 5475	ARBORIST Talbot Mackenzie & Associates Consulting Arborists 4370 Inturban Rd., Victoria, BC, V9E 2C4 T: (250) 479 8733
ARCHITECTURAL NSDA Architects 201-134 Abbott St., Vancouver, BC, V6B 2K4 T: 604 669 1926	GEOTECHNICAL Ryzuk Geotechnical 28 Crease Ave., Victoria, BC, V8Z 1S3 T: (250) 475 3131	ELECTRICAL AES Engineering 300-1815 Blanshard St., Victoria, BC, V8T 5A4 T: (250) 381 6121	LANDSCAPE Lombard North Group (B.C.) Inc. 836 Cormorant St., Victoria, BC, V8W 1R1 T: (250) 386 3336	ENVELOPE Morrison Hershfield 536 Broughton St., Victoria, BC, V8W 1C6 T: (250) 361 1215	BUILDING CODE Celerity Engineering 104-2750 Quadra St., Victoria, BC, V8T 4E8 T: (250) 410 2021

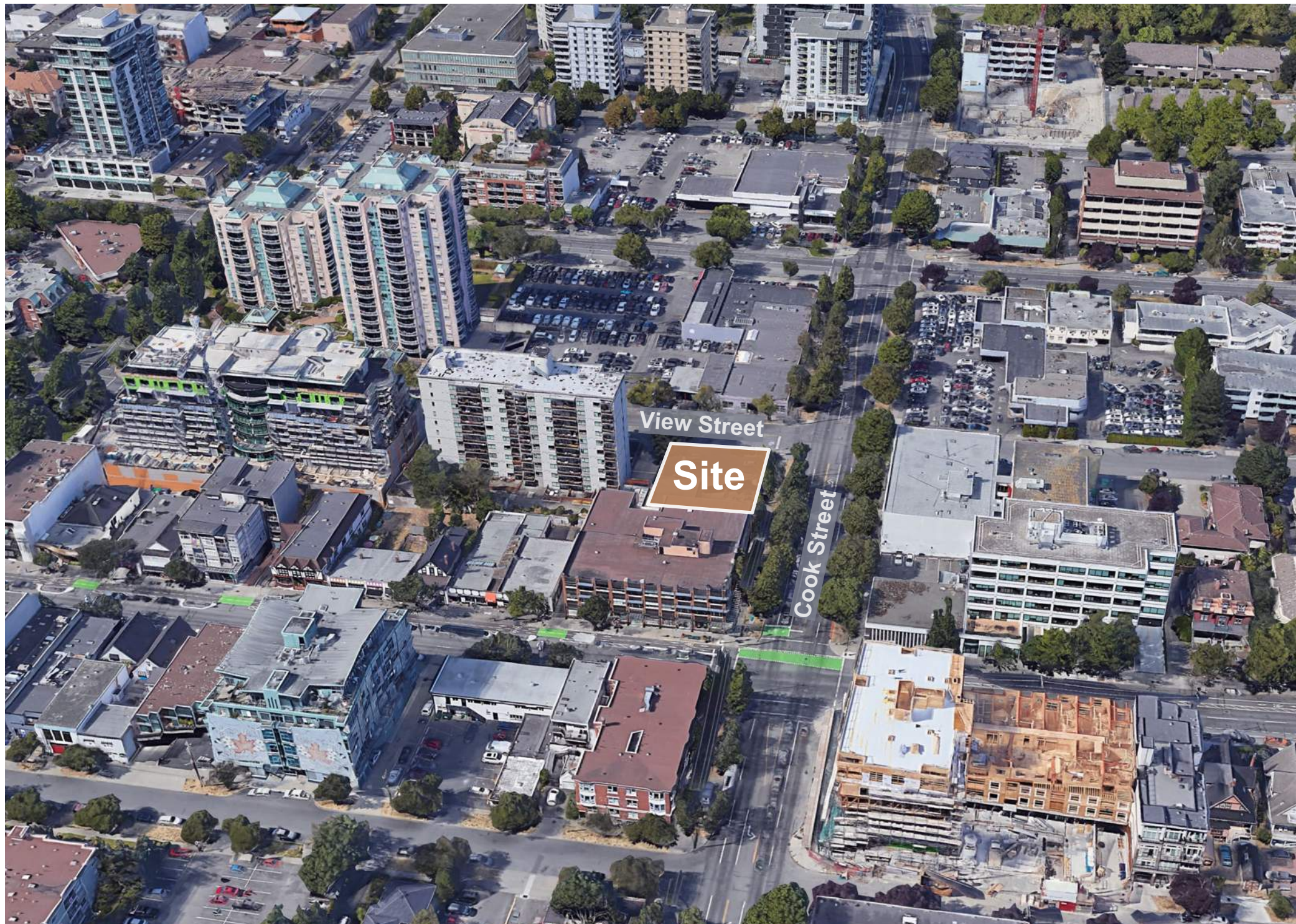
Drawing List

Architectural			
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A-03	Perspectives	A-106	Average Grade Calculation
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A-04	Streetscapes & Aerial View of Proposed Development	A-302	South & West Elevation
A-05	Shadow Analysis	A-303	Building Base Renderings
A-100a	Existing Site Survey	A-311	Section A, B & C
A-100b	DELETED	A-500	DELETED

Civil	Landscape
C-01	L-01
Preliminary Site Servicing	Landscape Plan



Key Plan Sc.1:1000



Site Aerial View



1. Cook Street Looking South



3. Site along Cook Street



5. View Street looking East



2. Cook Street Looking North



4. Site along View Street



6. View Street looking South East

Seal

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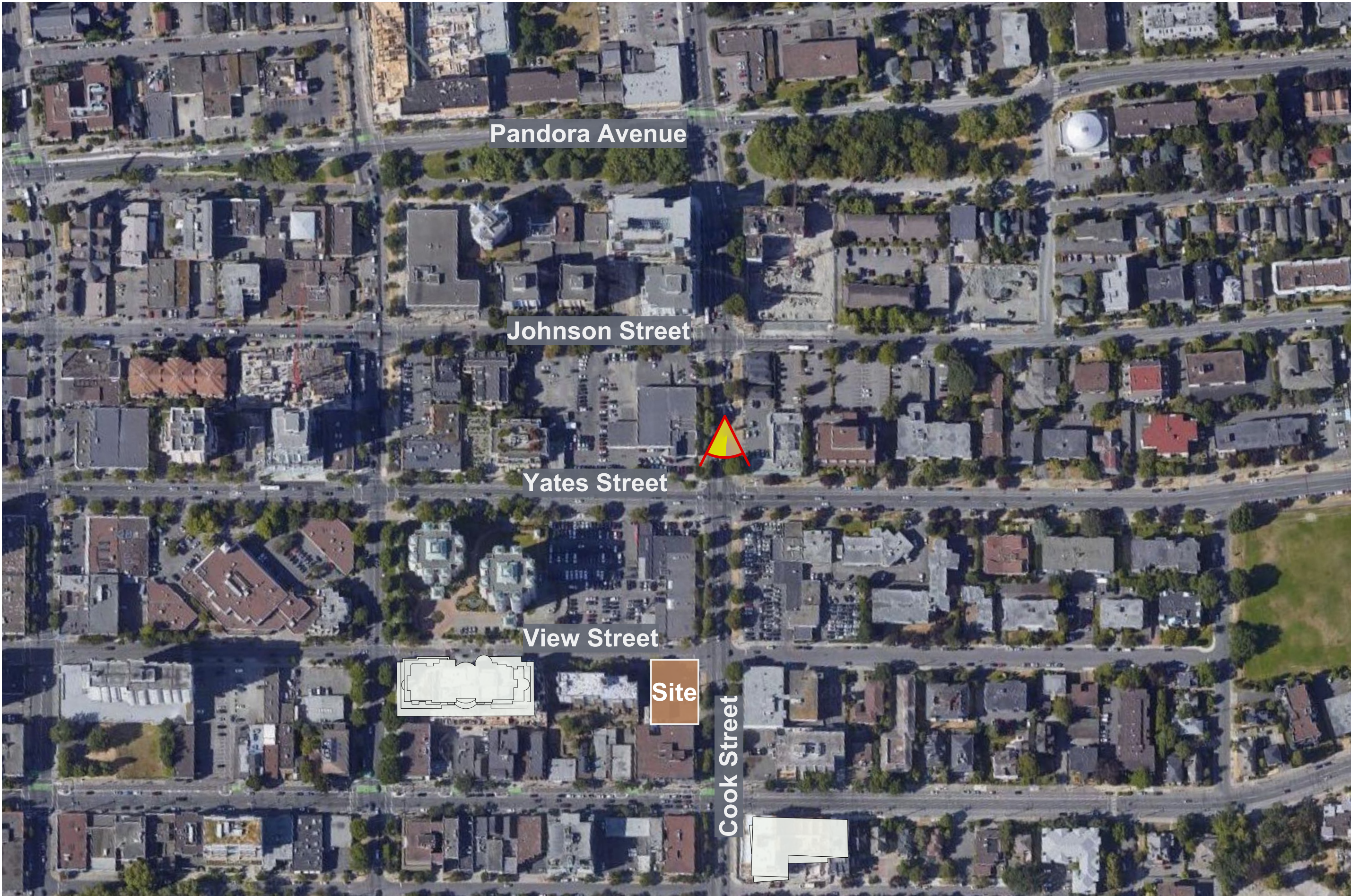
Sheet Title
Context Images

Project Number
19004

Scale
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Sheet Number

A-01



Key Plan Sc.1:2000



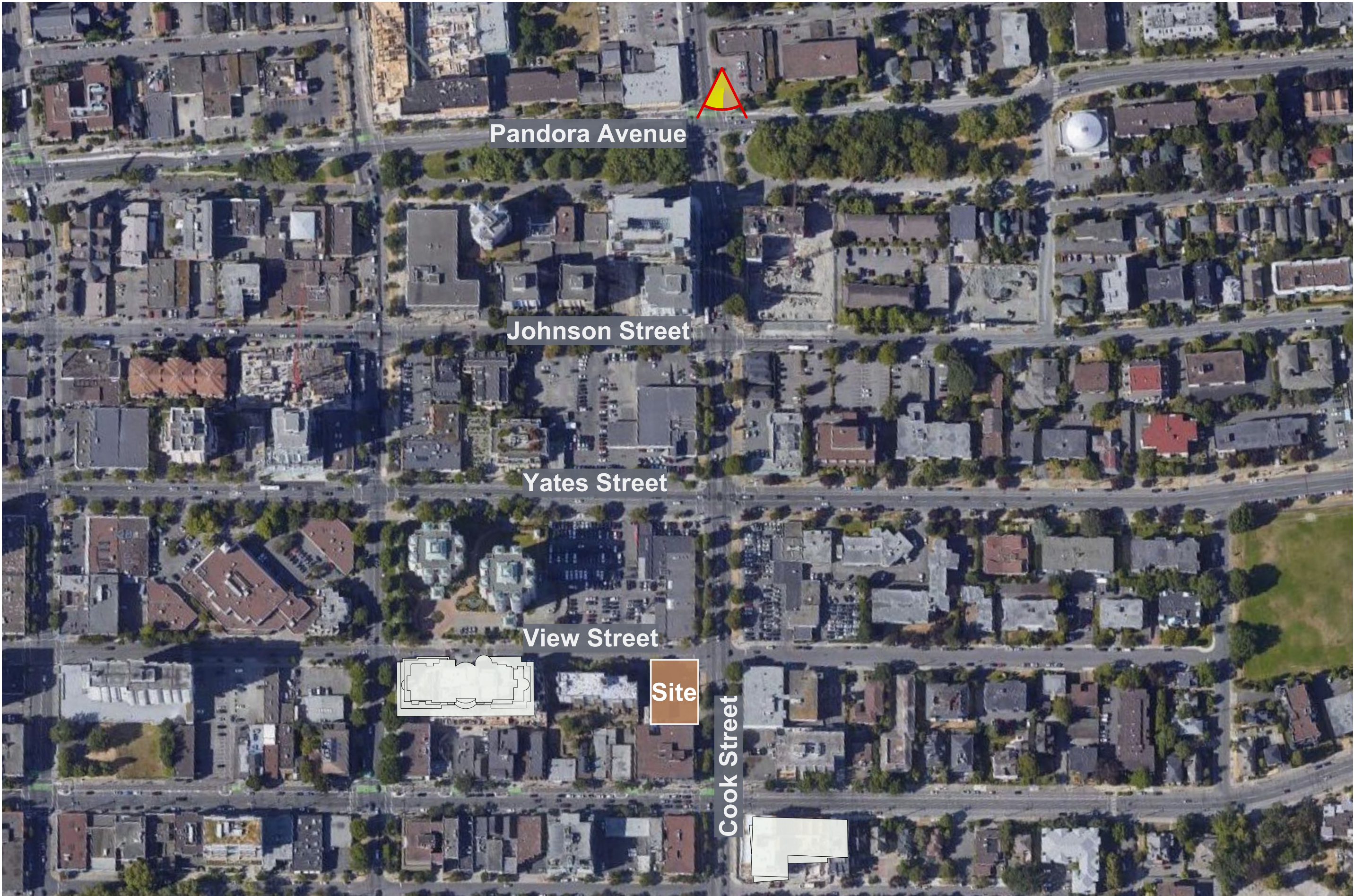
Cook & Yates Street Looking South - Proposed tower



Cook & Yates Street Looking South - Proposed tower & R-48 10 storey massing



Cook & Yates Street Looking South - Proposed tower & 10 storey massing comparison



Key Plan Sc.1:2000



Cook Street & Pandora Avenue Looking South - Proposed tower



Cook Street & Pandora Avenue Looking South - Proposed tower & R-48 10 storey massing



Cook Street & Pandora Avenue Looking South - Proposed tower & 10 storey massing comparison

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Commercial / Residential Development
1150 Cook Street
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Sheet Title
Olympic Mountains View Study

Project Number
19004
Scale

Sheet Number

A-02b



Key Plan Sc.1:1000



A Cook Street Looking North



B View Street Looking East



C Cook Street Looking South



D View Street Looking West

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Commercial / Residential Development
1150 Cook Street
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Sheet Title
Street View Renderings

Project Number
19004

Scale

Sheet Number

A-02

Date	Issue / Revisions
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Cook Street perspective looking SW

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Commercial / Residential Development
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Sheet Title
Night time rendering

Project Number
19004

Scale

Sheet Number
A-03a



Perspective looking SW from View Street



Perspective looking NW from Cook Street

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Commercial / Residential Development
1150 Cook Street
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Sheet Title
Perspectives

Project Number
19004
Scale

Sheet Number
A-03



Cook Street / East Elevation - Sc.1:500



View Street / North Elevation - Sc.1:500



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Project
Mixed-use Residential Development
1150 Cook Street
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Sheet Title
Streetscapes
& Aerial View of
Proposed Development

Project Number
19004

Scale
As Shown

Sheet Number

A-04



20 March/September - 10 AM



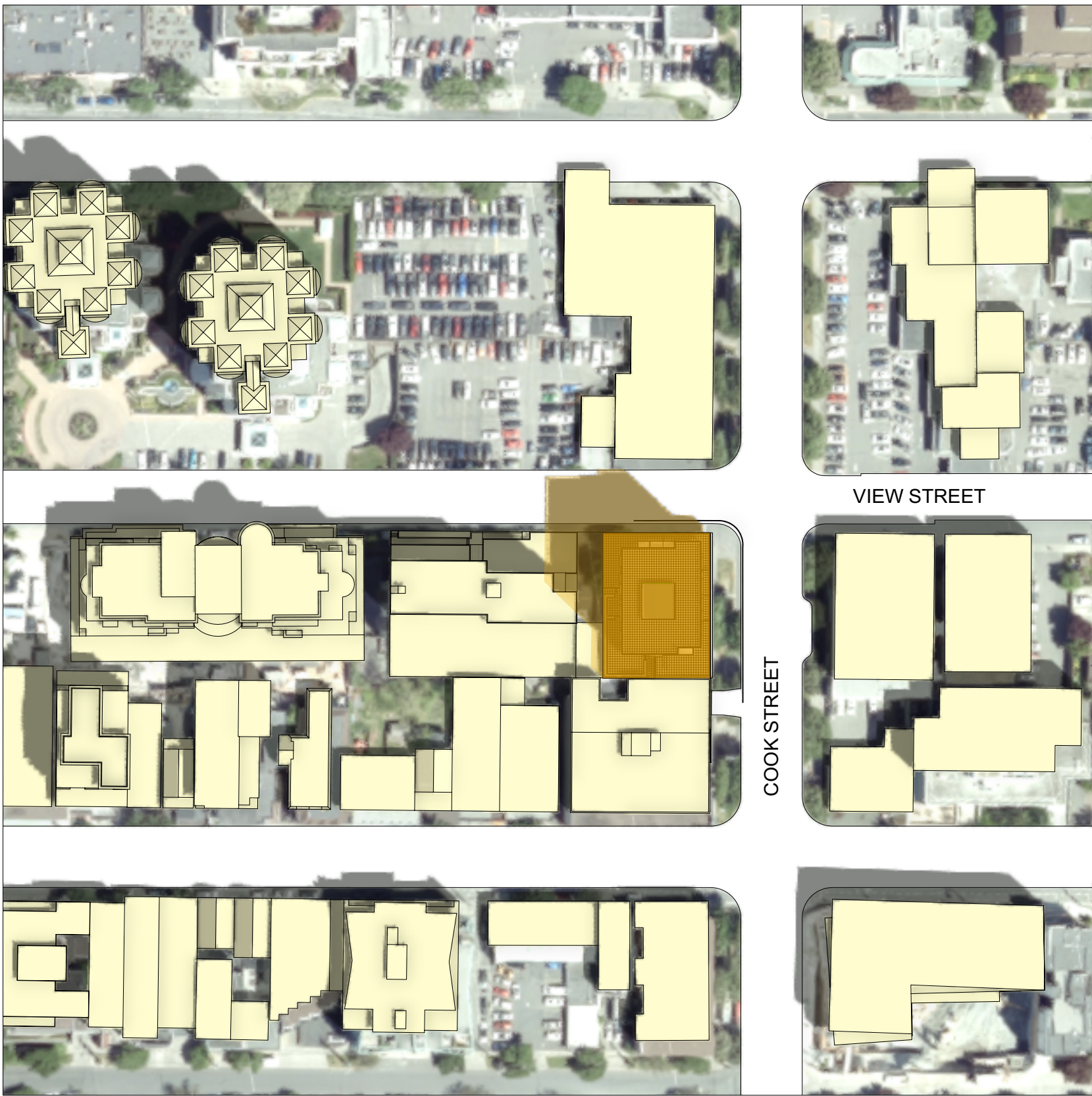
20 March/September - 12 PM



20 March/September - 2 PM



20 June - 10 AM



20 June - 12 PM



20 June - 2 PM

Seal

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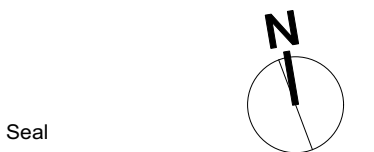
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Shadow Analysis

Project Number
19004

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Sheet Number

A-05



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Sheet Title
Existing Site Survey

Project Number

19004

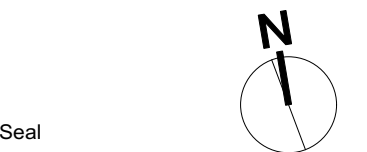
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Sheet Number

A-100a

Legend

- Parking
- Services & shafts
- Circulation
- Bicycle storage
- Commercial
- Waste room
- Amenity
- Studio+Den
- 1 Bedroom
- 1 Bedroom+Den
- 2 Bedroom
- Open to below



Seal

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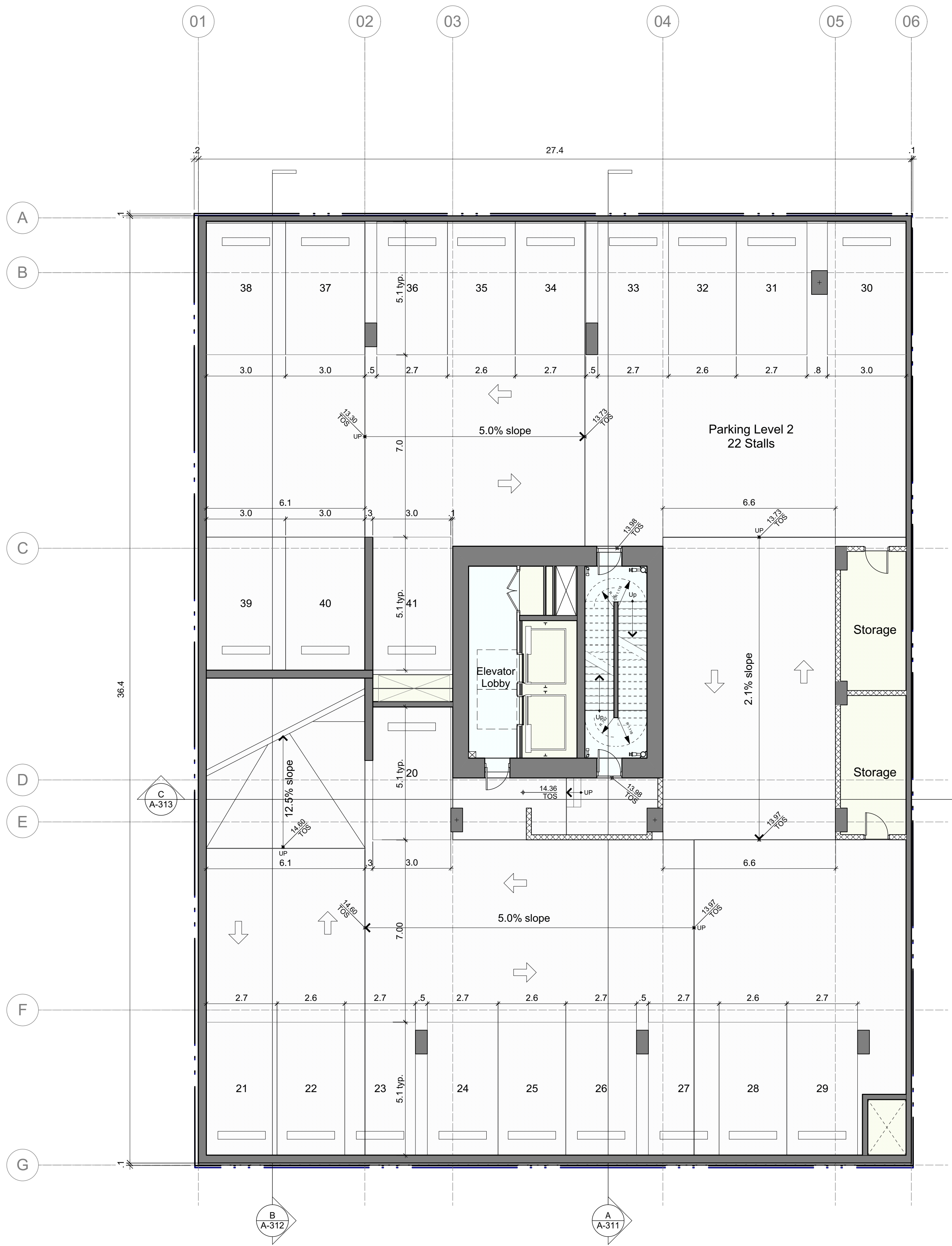
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P2 P1 Parking

Project Number
19004

Scale
1:100

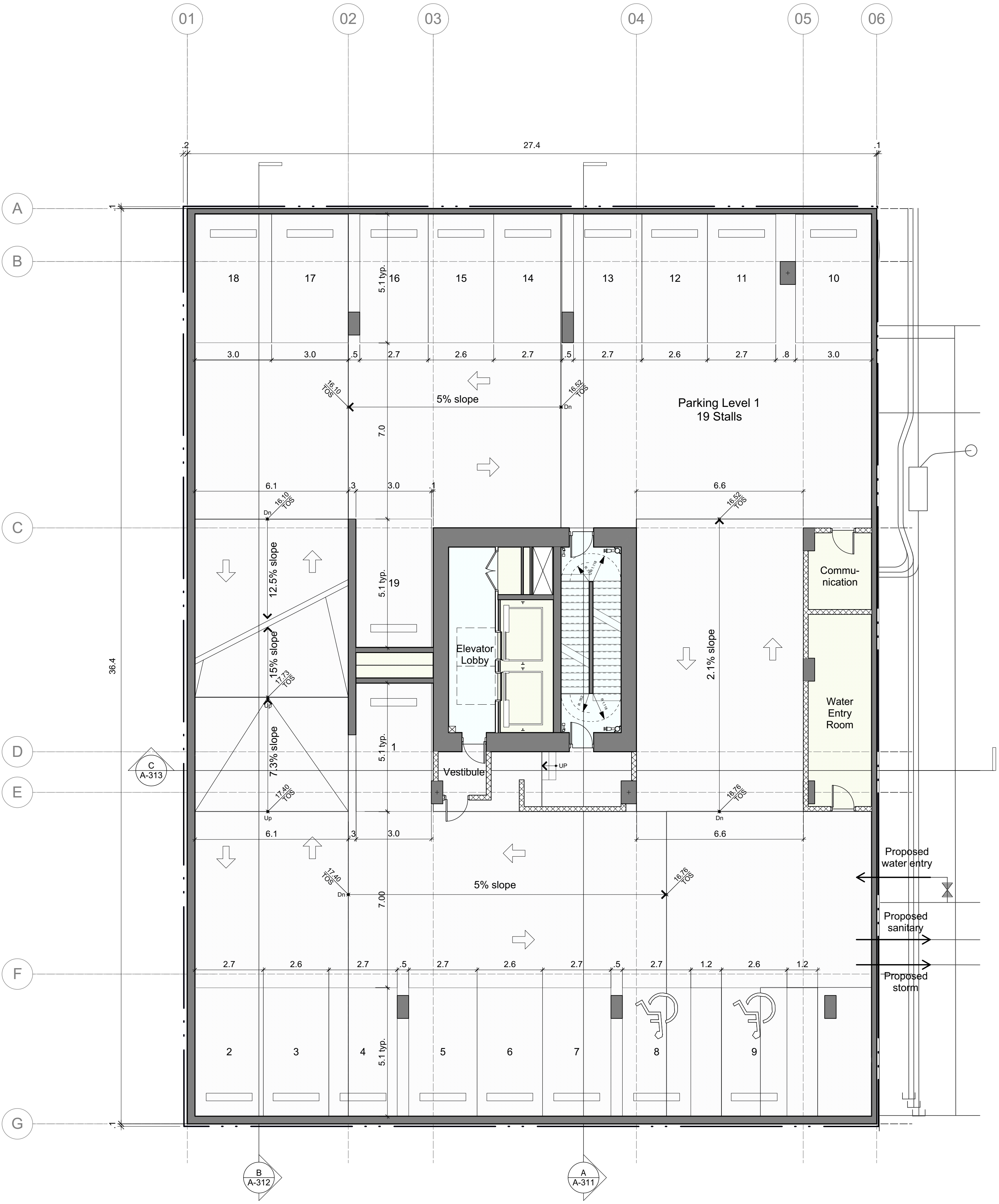
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A-101



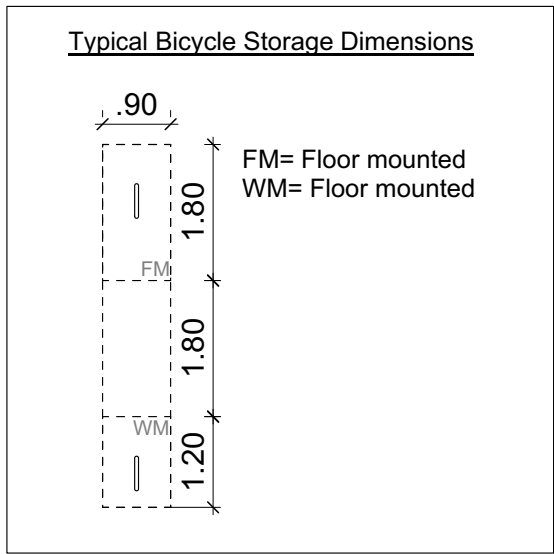
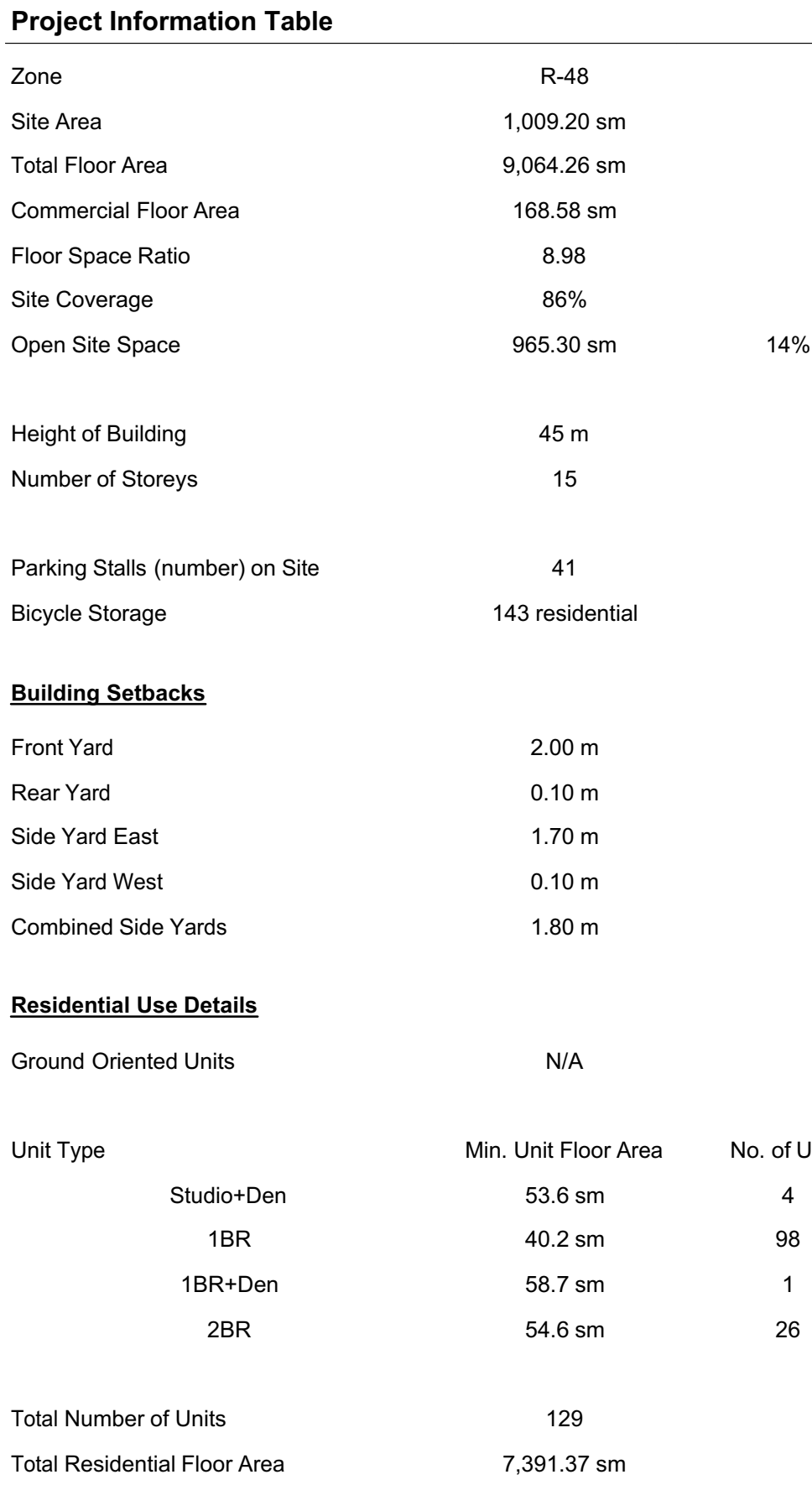
P2 Level areas

Parking	866.23
Services	55.11
Circulation	43.90
Total	965.24



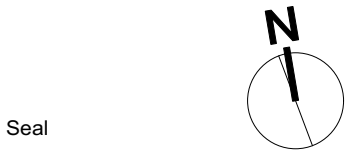
P1 Level areas

Parking	869.73
Services	51.59
Circulation	43.90
Total	965.22



Level 01 areas	
OTB	104.77
Commercial	168.58
Services	115.90
Waste & Recycling	43.80
Circulation	206.05
Bicycle Storage	187.59
Total	826.70

	Parking
	Services & shafts
	Circulation
	Bicycle storage
	Commercial
	Waste room
	Amenity
	Studio+Den
	1 Bedroom
	1 Bedroom+Den
	2 Bedroom
	Open to below



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Project
Commercial/Residential Development
1150 Cook Street
Victoria, BC

Sheet Title

Proposed Site / Main Floor Plan

Project Number
19004

Scale
1:100

Sheet Number
A-102

Legend

- Parking
- Services & shafts
- Circulation
- Bicycle storage
- Commercial
- Waste room
- Amenity
- Studio+Den
- 1 Bedroom
- 1 Bedroom+Den
- 2 Bedroom
- Open to below



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Commercial/Residential Development
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Sheet Title
2nd Floor & 3rd Floor

Project Number

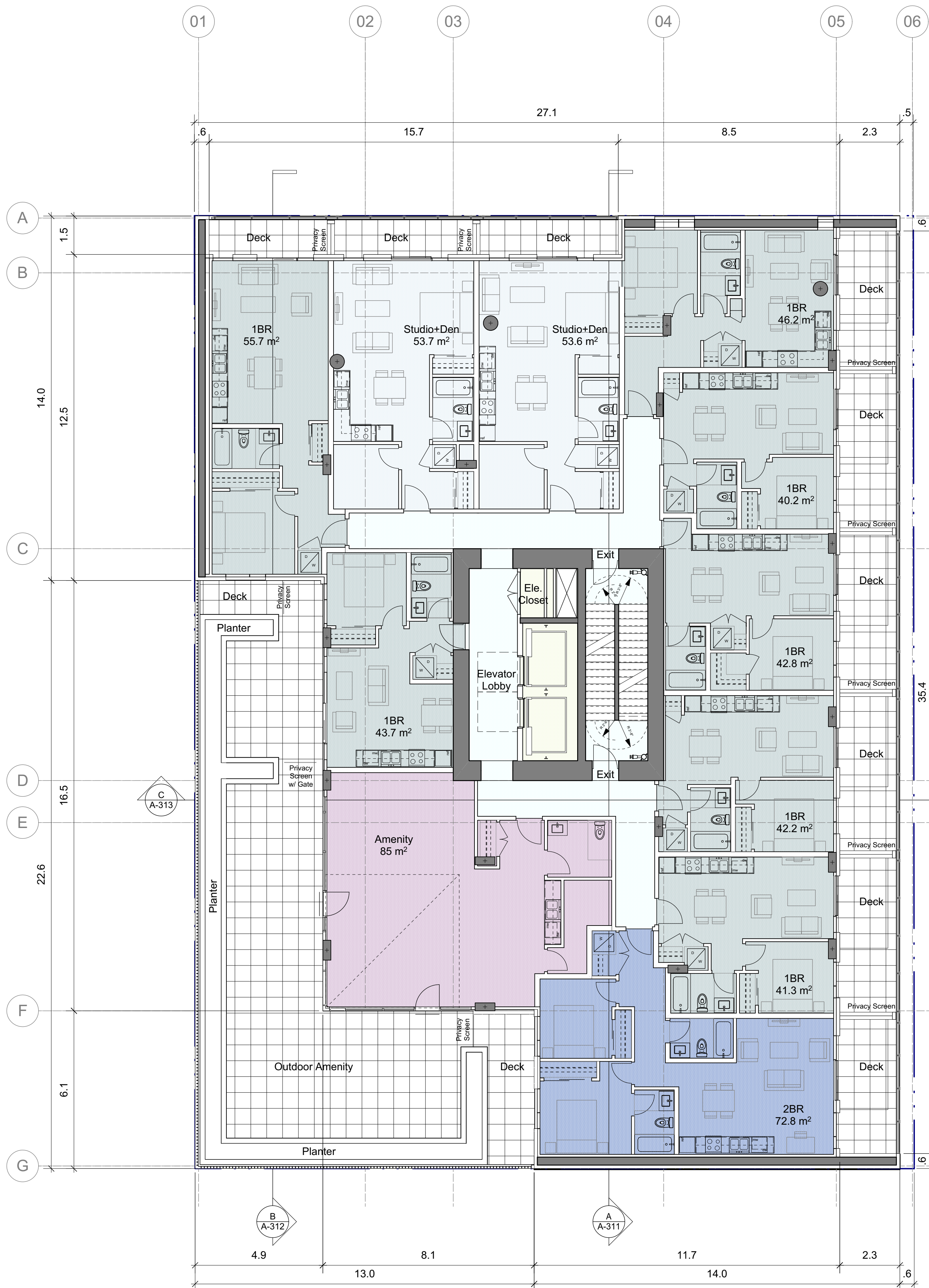
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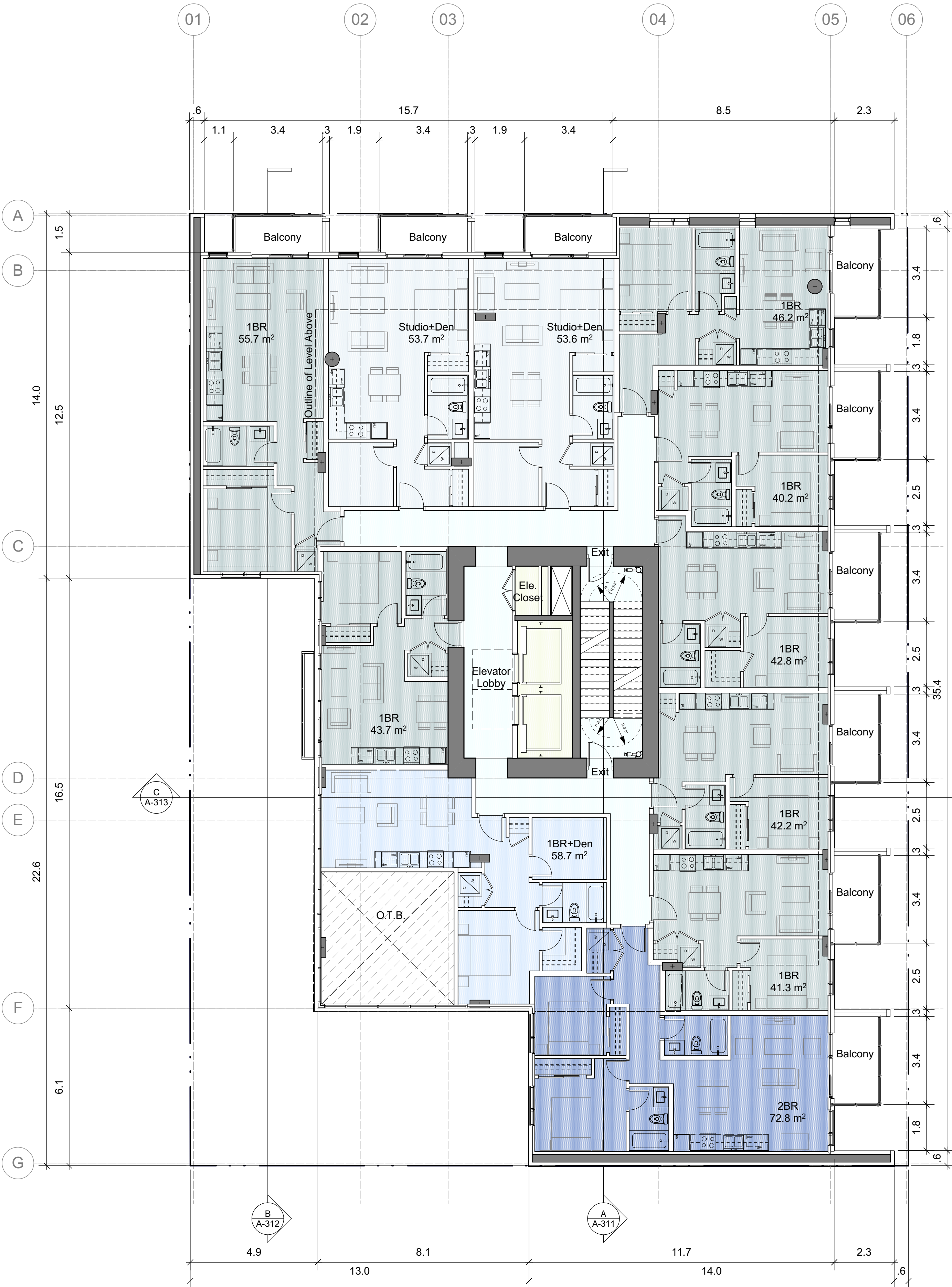
Sheet Number

A-103



Level 02 areas

Residential Units	492.34
Amenity	85.04
Services	18.33
Circulation	88.41
Total	684.11



Level 03 areas

OTB	26.53
Residential Units	551.06
Services	18.33
Circulation	88.20
Total	684.11

Legend

- Parking
- Services & shafts
- Circulation
- Bicycle storage
- Commercial
- Waste room
- Amenity
- Studio+Den
- 1 Bedroom
- 1 Bedroom+Den
- 2 Bedroom
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Seal



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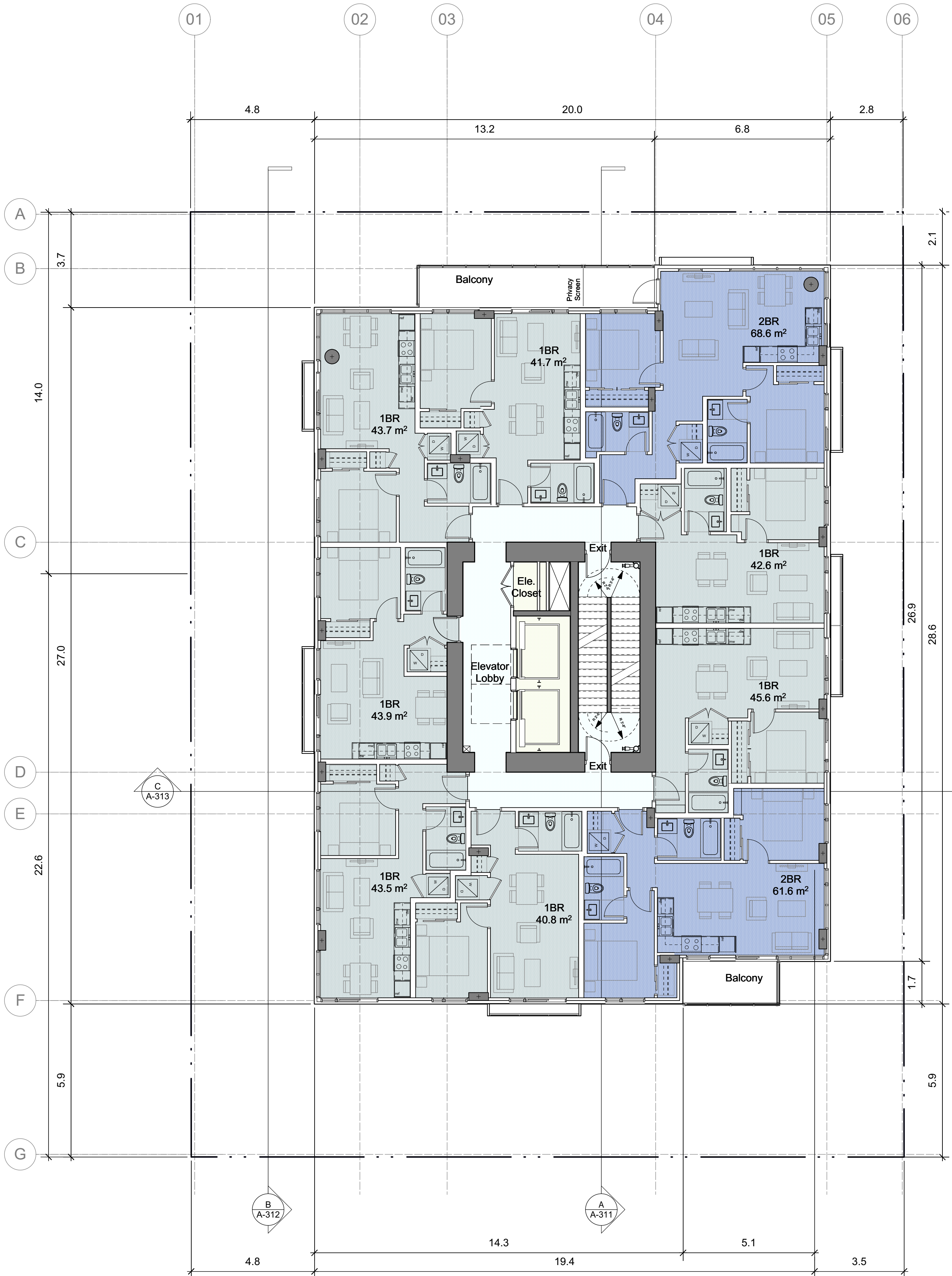
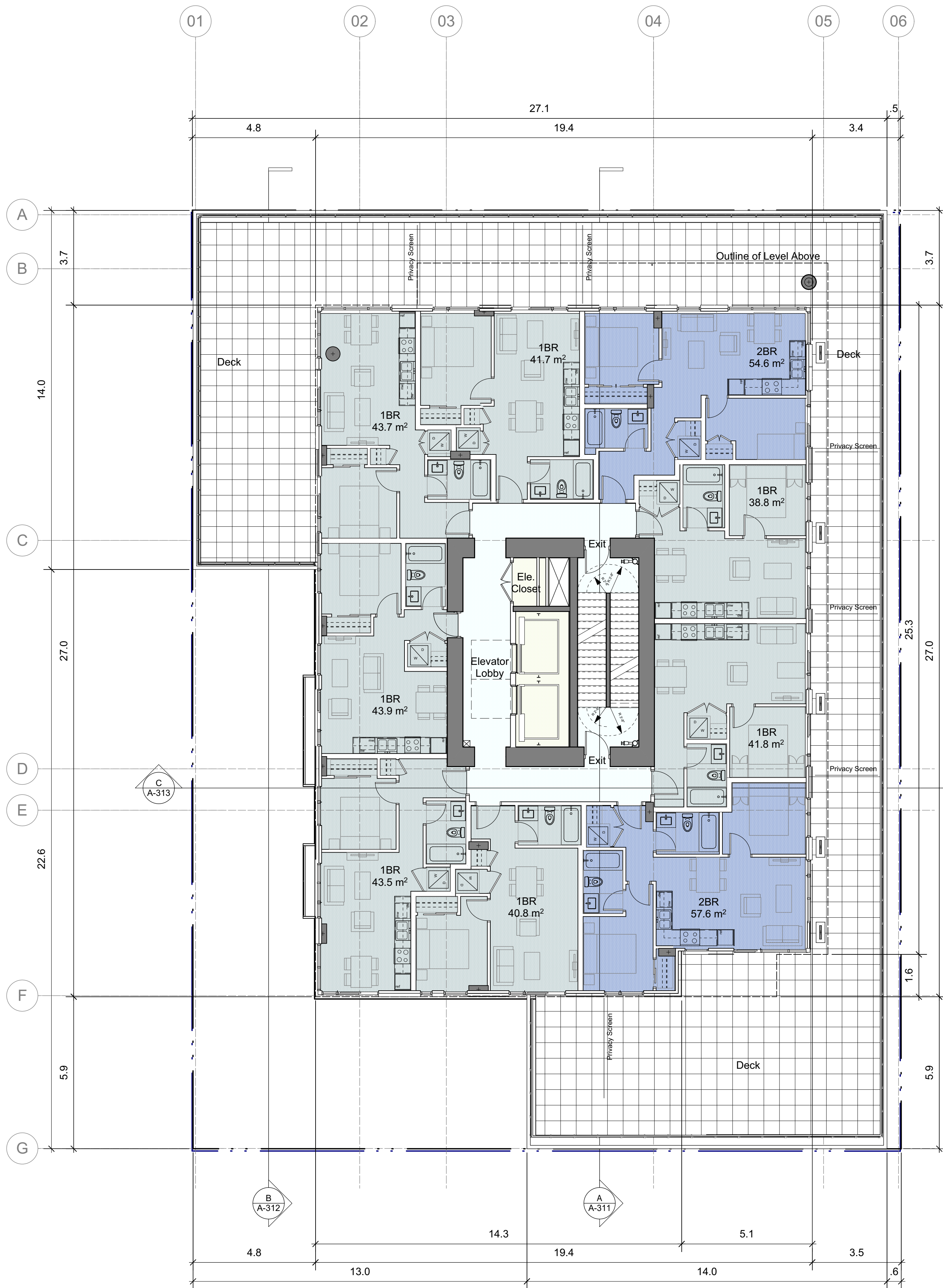
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4th Floor Plan & Typical Floor (L5 to L15)

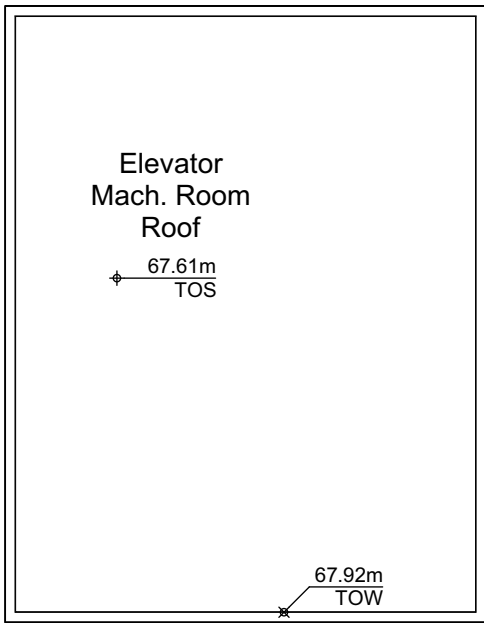
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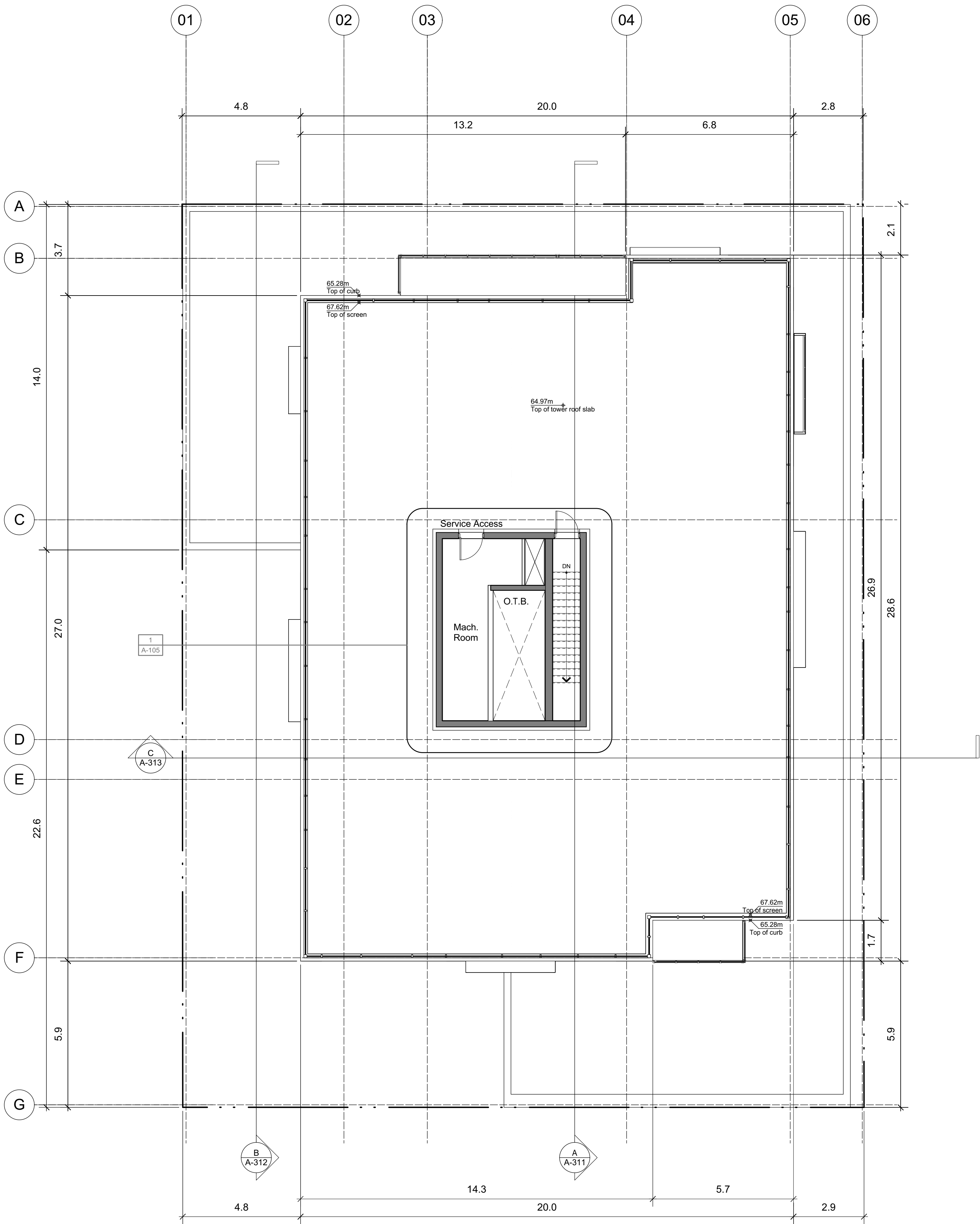
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A-104





1 Machine Room Roof
1:100



2 Tower Roof Plan
1:100

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Commercial/Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
Roof Plan

Project Number
19004

Scale
1:100

Sheet Number

A-105

Legend

- — — Proposed Building Outline
- Grade Point
Elevation
- Existing Grades
- Interpolated Grades

Average Grade Calculation

(as per City of Victoria Zoning Regulation Bylaw No. 80-159 Schedule A)

Grade Points:

A	19.86
B	20.14
C	20.11
D	20.50
E	20.37
F	20.39
G	20.37
H	20.35
I	20.35
J	20.51

Grade Points	Average of Points	Distance Between Points	Totals
A & B	20	8.44	168.80
B & C	20.125	0.85	17.11
C & D	20.305	16.41	333.21
D & E	20.435	23.19	473.89
E & F	20.38	1.16	23.64
F & G	20.38	4.83	98.44
G & H	20.36	1.16	23.62
H & I	20.35	6.53	132.89
I & J	20.43	24.85	507.69
		87.42	1779.26

Average Grade a.p. above: 20.35



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Sheet Title

Average Grade Calculation

Project Number

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Scale

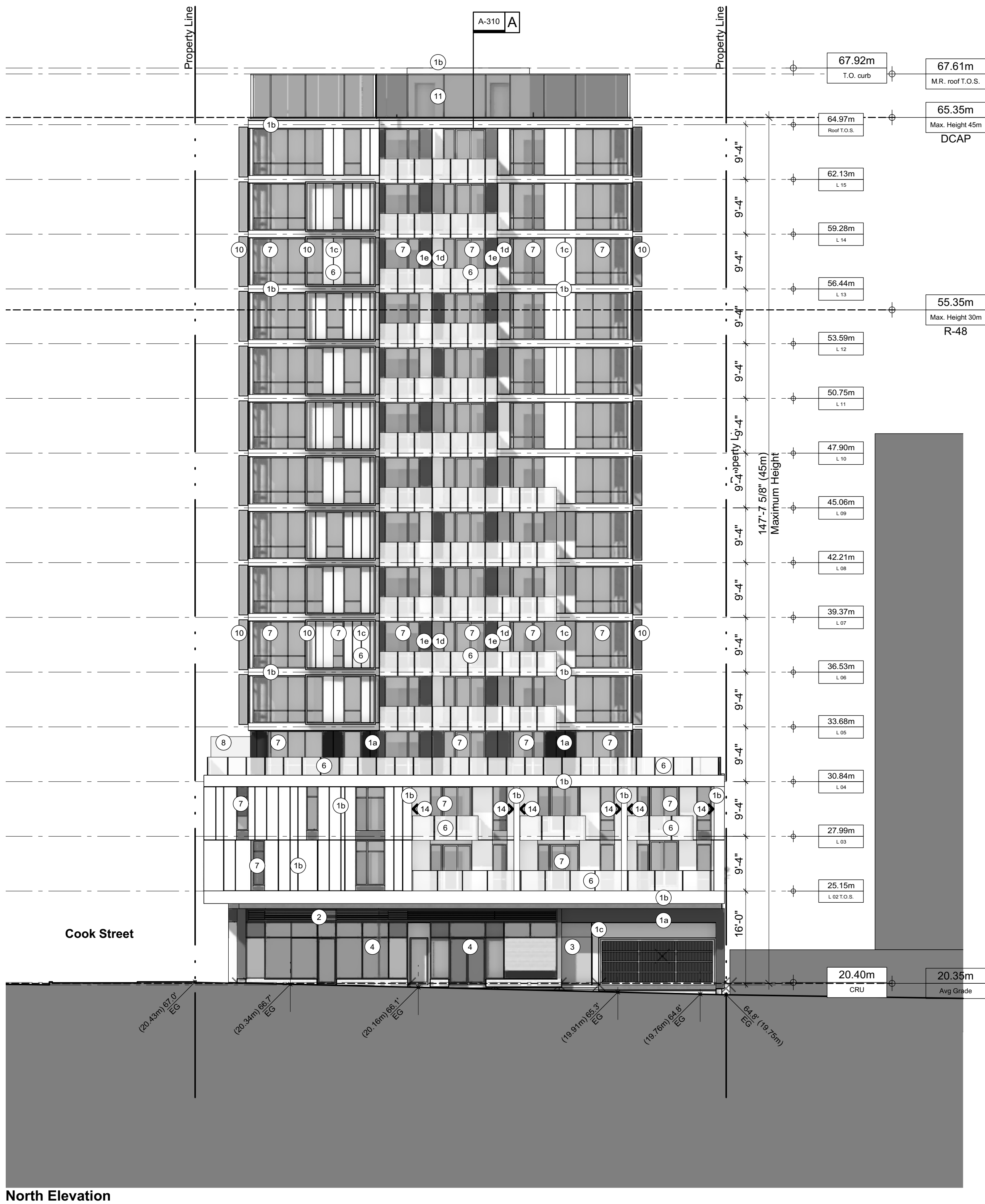
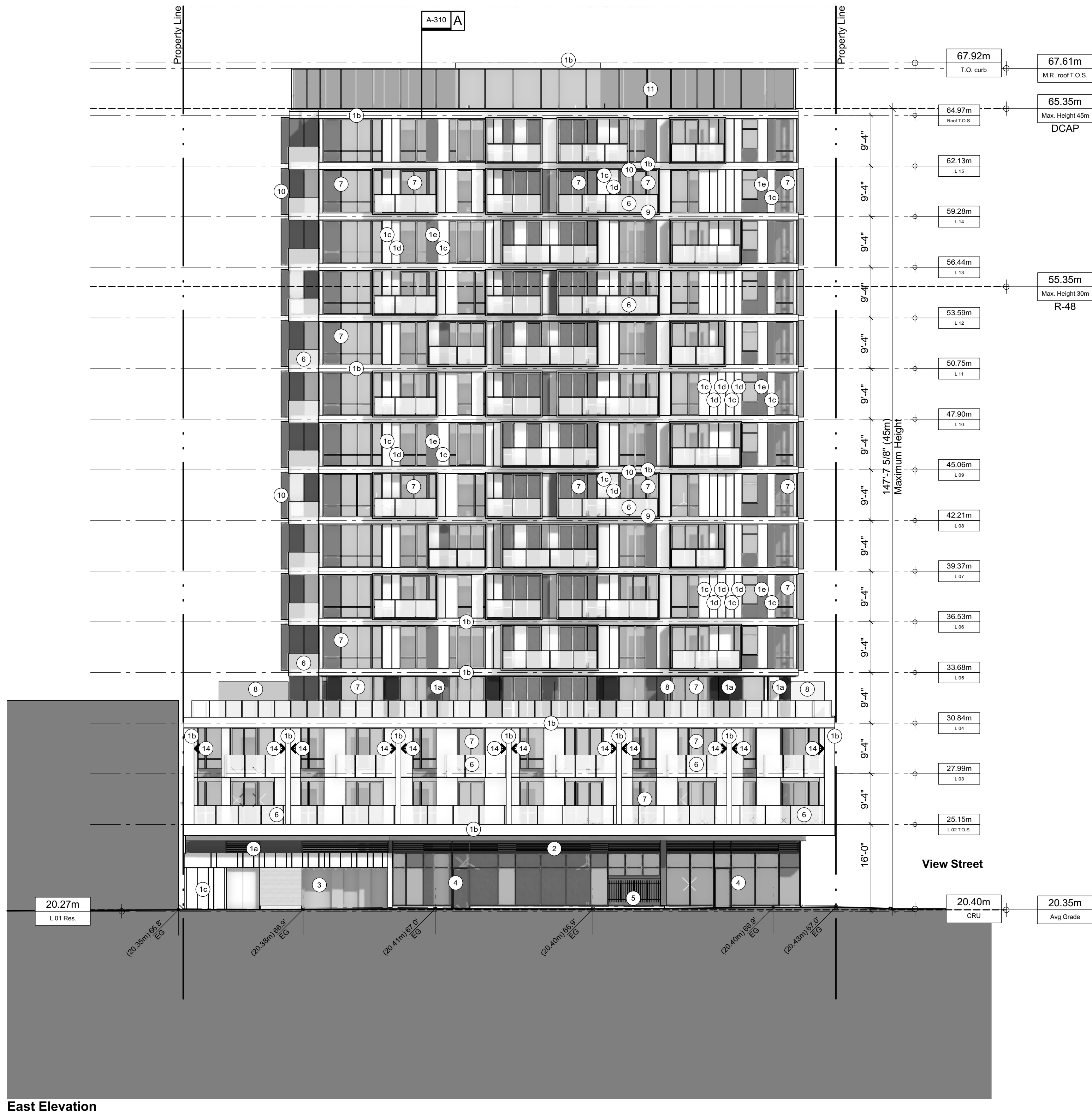
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Sheet Number

A-106

Materials & Finishes

- | | | | |
|----|--|----|--|
| 1a | Composite metal cladding - black | 6 | Glass railing |
| 1b | Composite metal cladding - white | 7 | Window wall |
| 1c | Composite metal cladding - silver - light | 8 | Privacy screen |
| 1d | Composite metal cladding - silver - medium | 9 | Metal grille Juliet balcony |
| 1e | Composite metal cladding - silver - dark | 10 | Composite metal panel |
| 2 | Wall and window louvres | 11 | Glass screen |
| 3 | Metal door to match cladding | 12 | Flat bar fence |
| 4 | Curtain wall | 13 | Painted concrete |
| 5 | Open grille gasmeter enclosure | 14 | Fiber cement panels - wood plank texture |



Seal

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Project
Mixed-use Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
East & North Elevation

Project Number
19004

Scale
1:150

Sheet Number

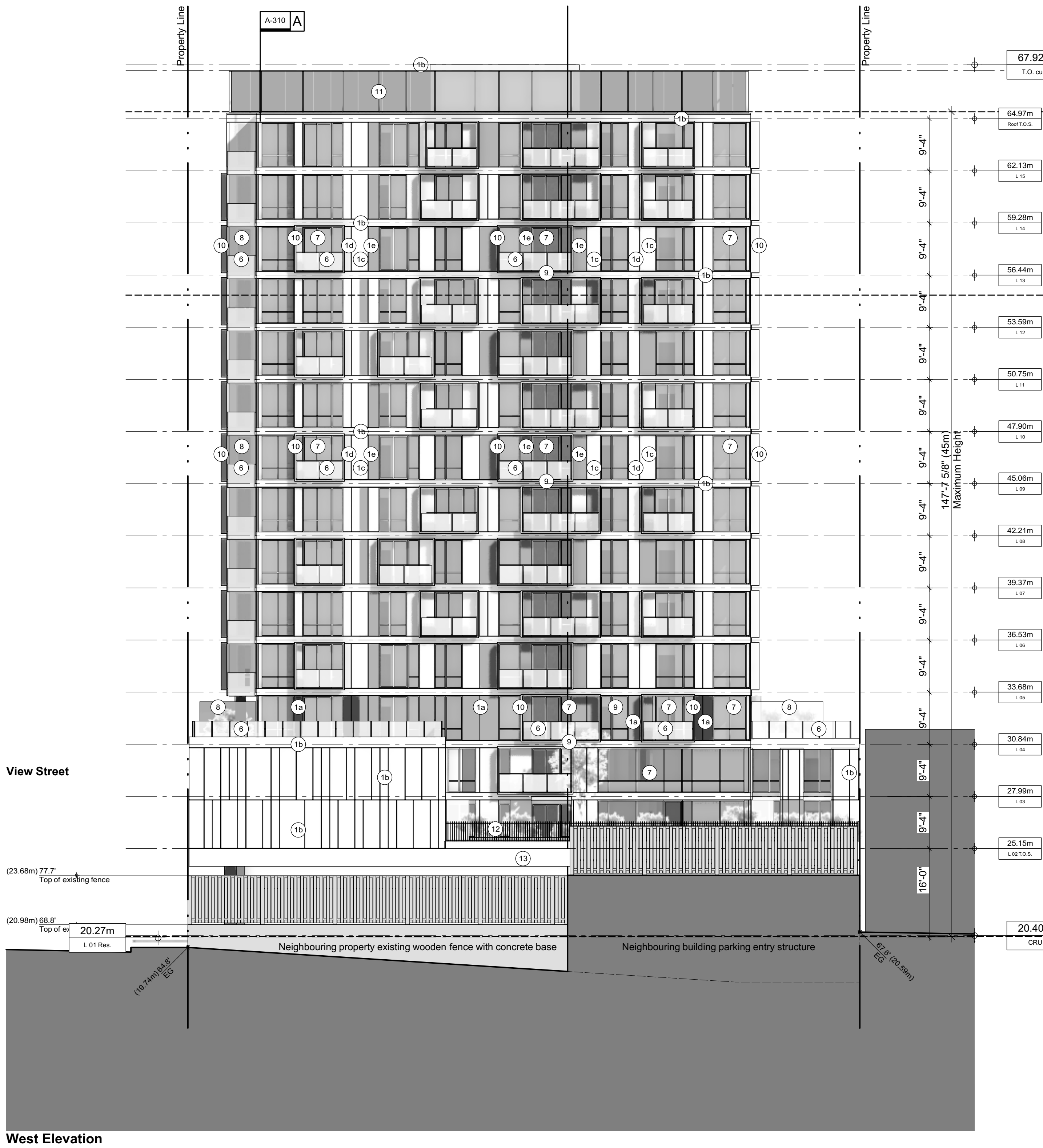
A-301

Materials & Finishes

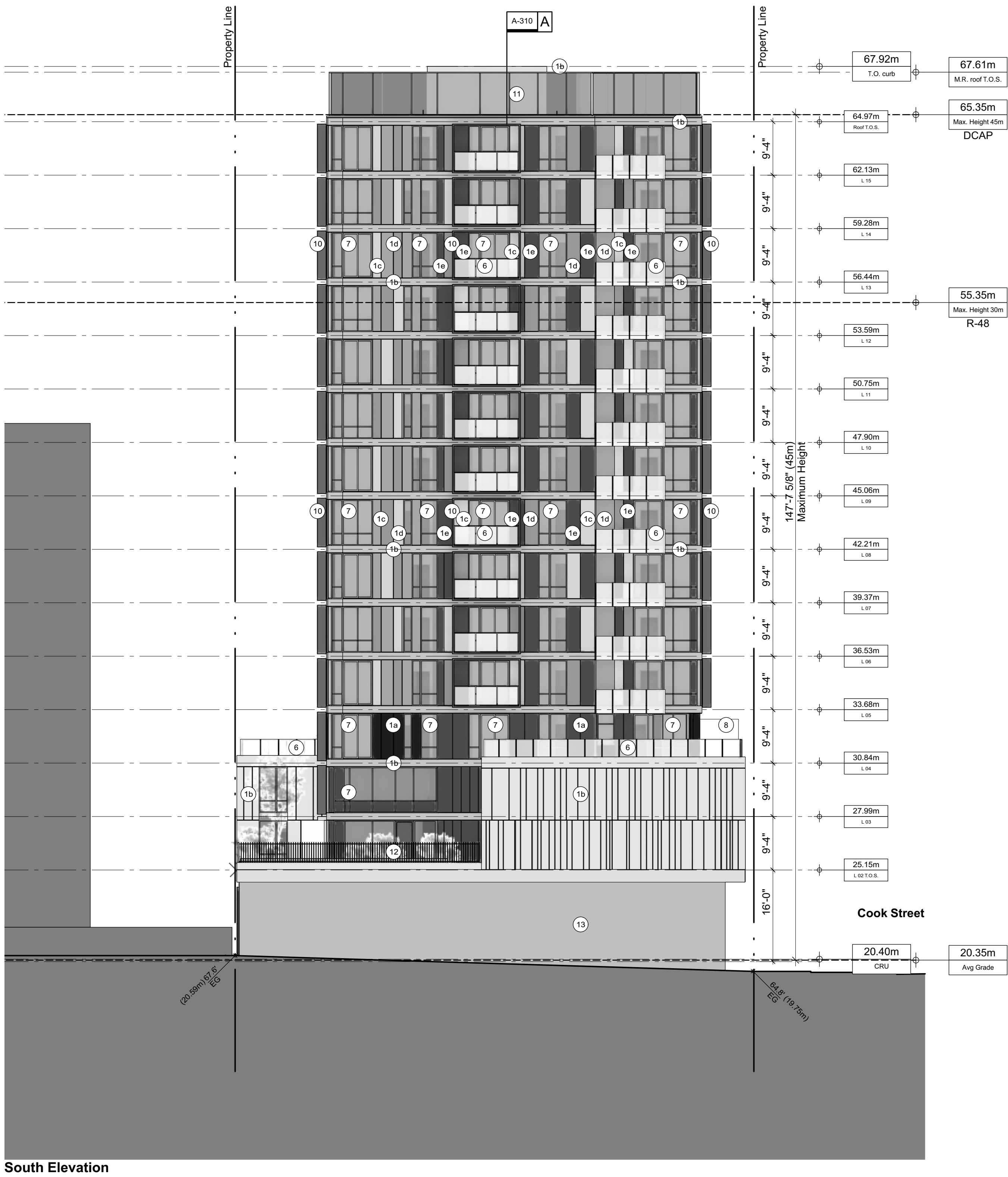
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|----|--|----|--|
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Date
2019 Oct 23
2020 Feb 20

Issue / Revisions
Issued for DP
DP resubmission



West Elevation



South Elevation

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Project
Mixed-use Residential Development
1150 Cook Street
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Sheet Title
South & West Elevation

Project Number
19004

Scale
1:150

Sheet Number

A-302

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Street level view from intersection of View & Cook Street



Street level view along View Street

Seal

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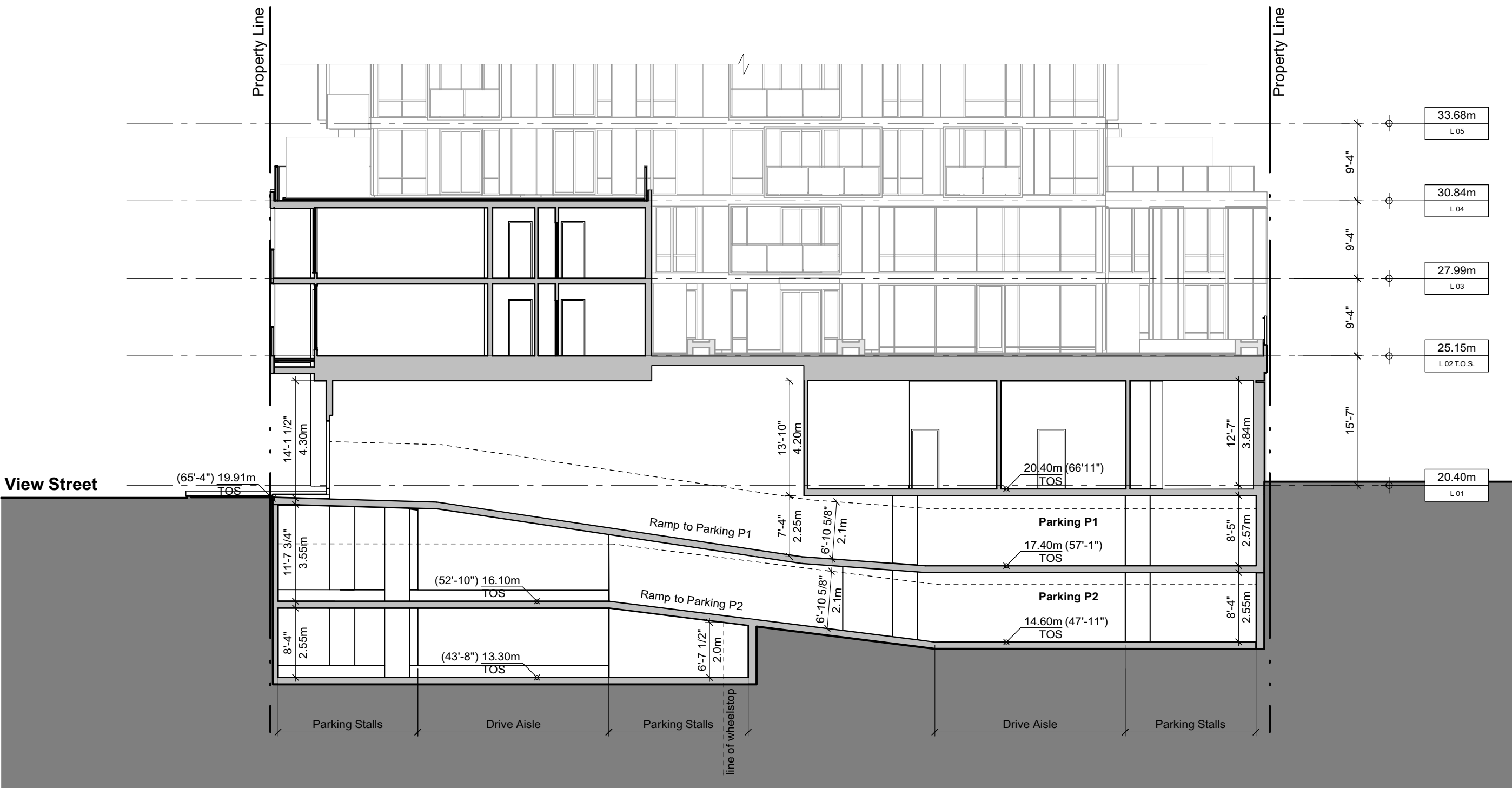
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Mixed-use Residential Development
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Sheet Title
Building Base Renderings

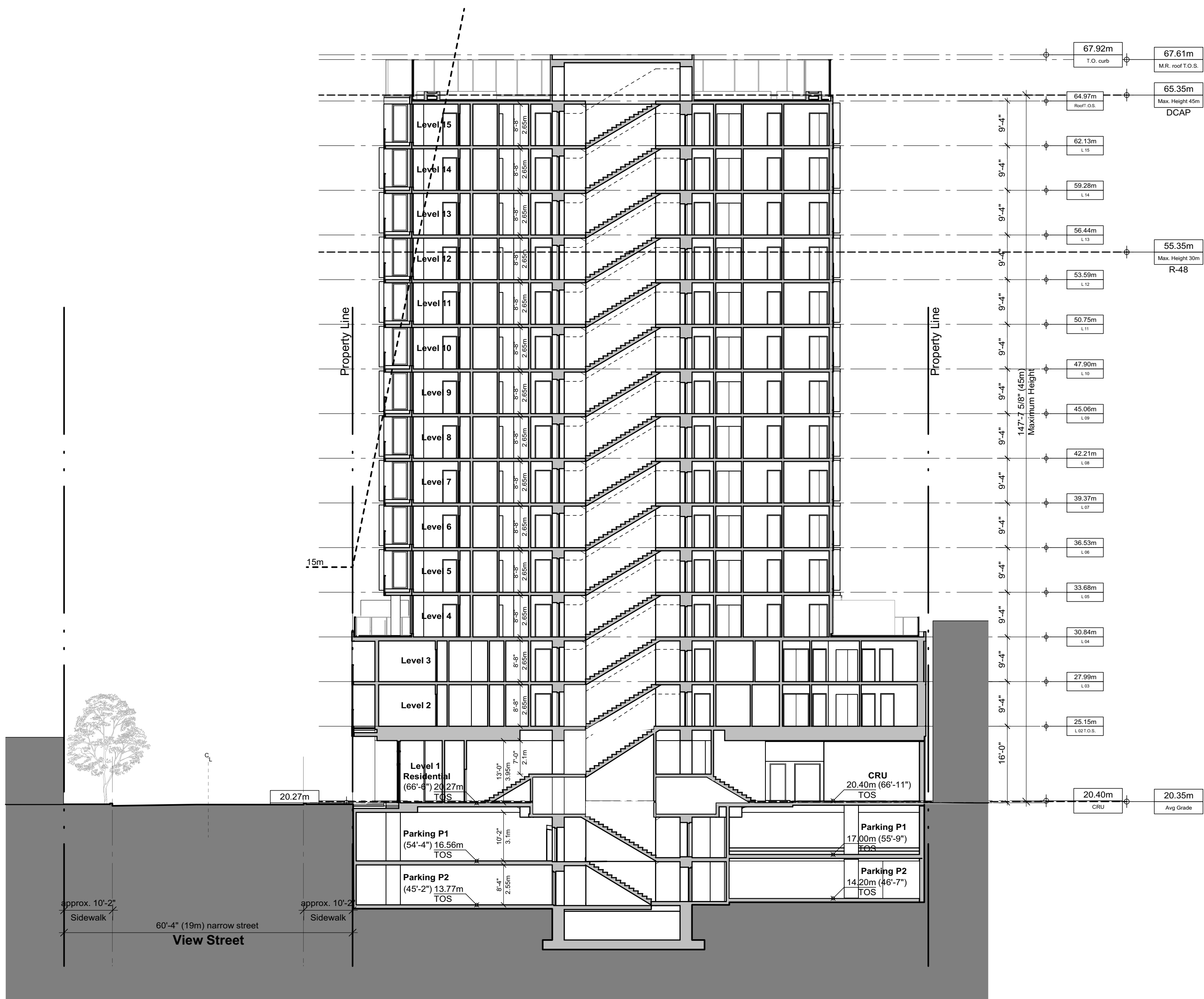
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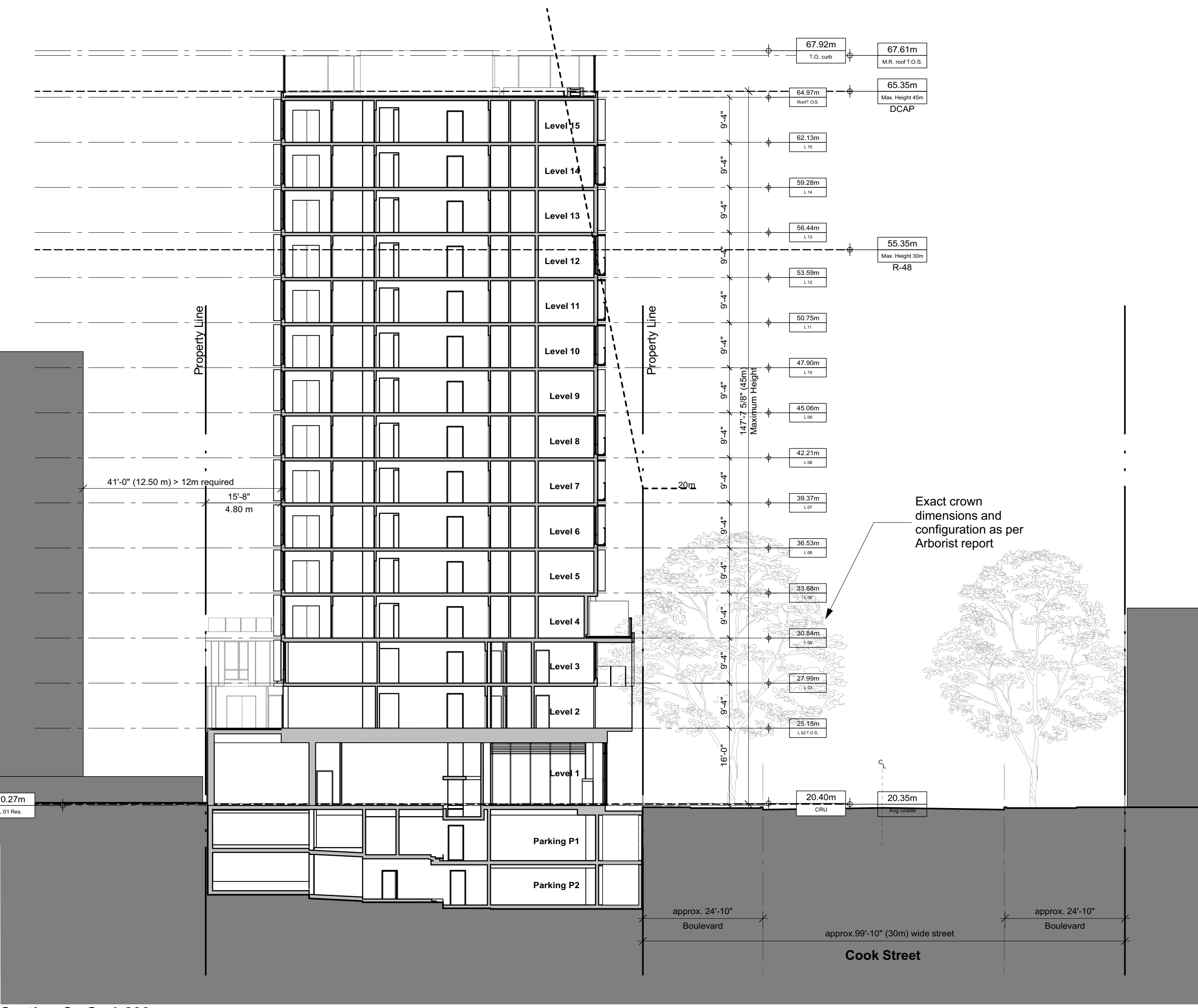
A-303



Section B - Section through parking access ramp Sc. 1:150



Section A - Sc.1:200



Section C - Sc.1:200

Seal

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Project
Mixed-use Residential Development
1150 Cook Street
Victoria, BC

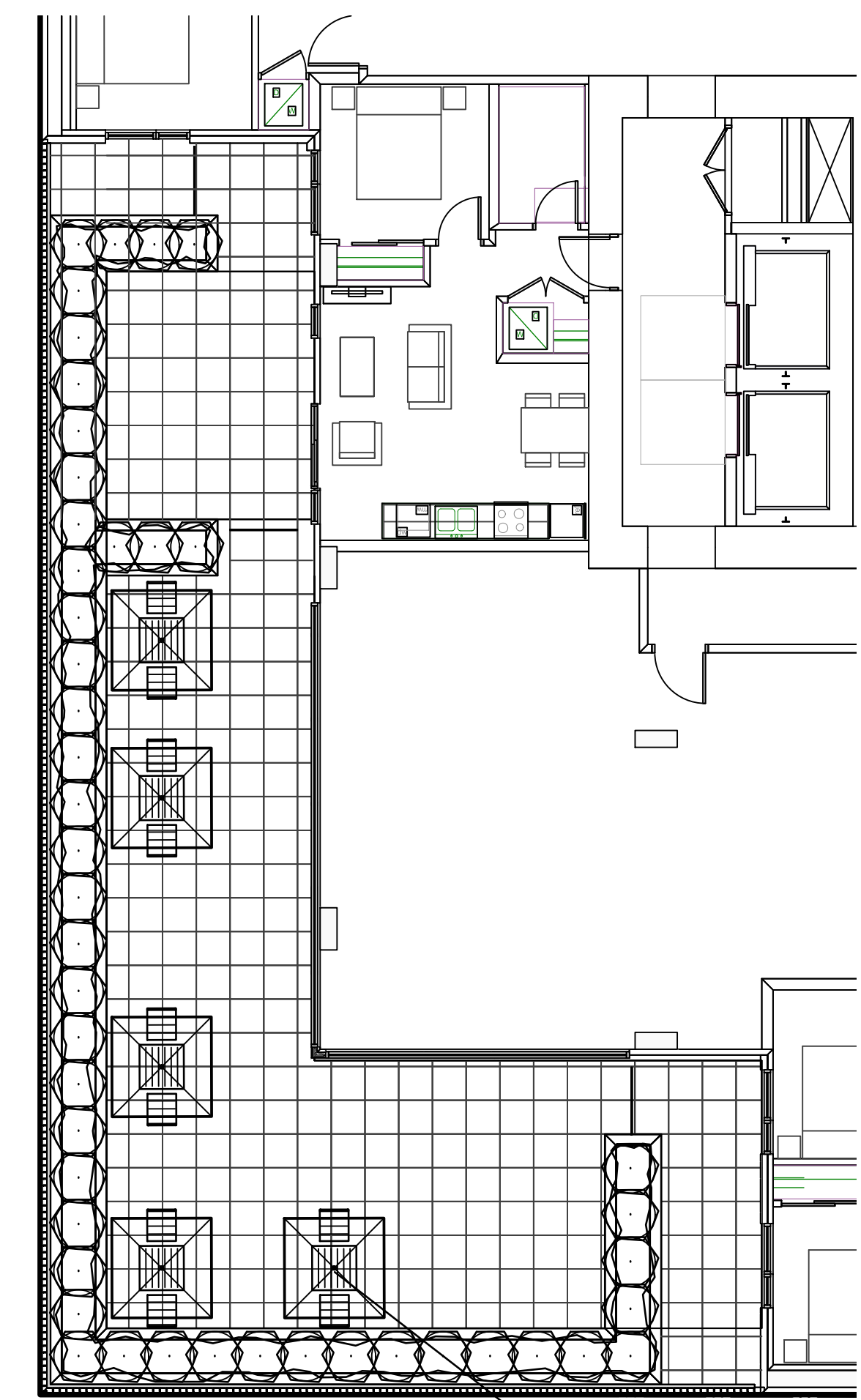
Sheet Title
Section A, B & C

Project Number
19004

Scale
1:100

Sheet Number

A-311



— **SITE FURNISHINGS
BY RESIDENTS (TYP.)**

- **LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.**
- **THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.**
- **THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.**

DRAWING NO.
P1

LEGEND

- APPROXIMATE LIMIT OF ASPHALT
- BASALT BEND, SEE LANDSCAPE FOR DETAILS
- CONCRETE SIDEWALK, SEE LANDSCAPE FOR DETAILS
- BRICK PAVERS, SEE LANDSCAPE FOR DETAILS
- TREE TO BE REMOVED
- TREE TO REMAIN
- TREE TO BE PLANTED, SEE LANDSCAPE FOR DETAILS

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD, PLATINUM EDITION, AND THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
- WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
- OBTAIN A DEMO PERMIT PRIOR TO REMOVAL OF ANY NON-CONFORMING STRUCTURES.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTISBC GAS TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
- EXPOSE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
- BED ALL PIPE USING CLASS 'B' BEDDING.
- WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE.
- DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG VIEW STREET AND COOK STREET DURING CONSTRUCTION.
- COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
- ENSURE THAT ALL SERVICES TO THE EXISTING HOUSE REMAIN USABLE DURING CONSTRUCTION AND ARE CONNECTED TO ALL NEW SERVICES. ENSURE THESE SERVICES ARE INSPECTED BY THE CITY OF VICTORIA WORKS INSPECTOR.
- CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY OF VICTORIA INSPECTORS.

SEWER AND DRAIN

- SEWER AND DRAIN SERVICE CONNECTIONS TO BE 150# PVC DR28 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS TO BE 150# PVC DR28 UNLESS OTHERWISE NOTED. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
- SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER TO BE PVC DR28 AND DR35 FOR 200mm DIAMETER AND OVER PIPE TO BE C.S.A. APPROVED PVC.
- THE CITY OF VICTORIA SHALL INSTALL THE SEWER AND DRAIN CONNECTIONS TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
- CONNECT ALL ENCOUNTERED DRAINS TO THE PROPOSED SERVICE CONNECTION. CONTRACTOR TO RECORD THE LOCATION, ELEVATION, PIPE MATERIAL AND SIZE FOR THE AS CONSTRUCTED DRAWINGS.
- VIDEO INSPECT ALL INSTALLED SANITARY SEWER AND STORM DRAIN MAINS ON PUBLIC AND PRIVATE PROPERTY

WATER

- WATER MAIN PIPE TO BE PVC DR18 AWWA STANDARD C900 FOR ALL WATER MAINS 100mm TO 350mm DIAMETER AND PVC SERIES 200 FOR ALL WATER MAINS LESS THAN 100mm DIAMETER. PROVIDE 1.0m MINIMUM COVER.
- CONTRACTOR TO TEST, CHLORINATE, FLUSH AND CONNECT THE WATER MAINS UNDER THE DIRECTION OF THE ENGINEER. CHLORINATION AND DISINFECTION TO AWWA C651.
- CONTRACTOR TO ENSURE CHLORINE SOLUTIONS ARE NEUTRALIZED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS CANADA REGULATIONS PRIOR TO DISCHARGING TO ANY DRAINAGE COURSE.
- CITY OF VICTORIA FORCES SHALL CAP THE EXISTING SERVICES AND REMOVE THE WATER METER AT THE DEVELOPER'S EXPENSE.
- THE CITY OF VICTORIA TO PROVIDE 100mm FIRE CONNECTION AND 50mm DOMESTIC WATER CONNECTION c/w 50mm METER TO PROPERTY LINE AT THE DEVELOPER'S EXPENSE.

ROAD

- CONSTRUCT ALL ROADWAYS AND CUL DE SACS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.
- CONTRACTOR TO ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED BY AND, IF DISTURBED, BE REPLACED BY A B.C.L.S. AT THE CONTRACTOR'S EXPENSE.

PARKS

- OBTAIN A PARKS PERMIT FROM THE CITY OF VICTORIA PARKS DEPARTMENT PRIOR TO THE START OF ANY CONSTRUCTION.
- PROTECT ALL TREES EXCEPT THOSE TO BE REMOVED FROM DAMAGE DURING CONSTRUCTION.
- HAND DIG WHERE ROOTS OVER 50mm ARE ENCOUNTERED.
- OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE CITY OF VICTORIA PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY. A COPY OF THE TREE PERMIT SHALL BE PRESENTED TO THE CITY OF VICTORIA WORKS INSPECTOR PRIOR TO THE START OF ANY CONSTRUCTION.
- THE PROJECT ARBORIST TO BE RESPONSIBLE FOR SUPERVISING THE INSTALLATION OF BARRIER FENCING AT APPROPRIATE LOCATIONS.
- THE ARBORIST TO DIRECT THE REMOVAL OF TREES WITHIN THE SEWER AND DRAIN EASEMENTS AND RIGHT OF WAYS AND TO PRUNE ROOTS ENCOUNTERED DURING TRENCHING TO ENSURE THE PRESERVATION OF THE OAK TREES.
- THE ARBORIST TO DETERMINE THE SENSITIVE ROOT ZONES AREAS AND BE ONSITE TO SUPERVISE TRENCHING AND ROAD CONSTRUCTION.

HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS

- CONTACT "B.C. ONE CALL" AT 1-800-474-6886 A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
- CONSTRUCT HYDRO, TELEPHONE AND CABLEVISION AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS.
- IF GAS IS REQUIRED, THE DEVELOPER IS TO CONTACT FORTIS BC AT 1-888-224-2710 A MINIMUM OF 90 DAYS PRIOR TO INSTALL.

