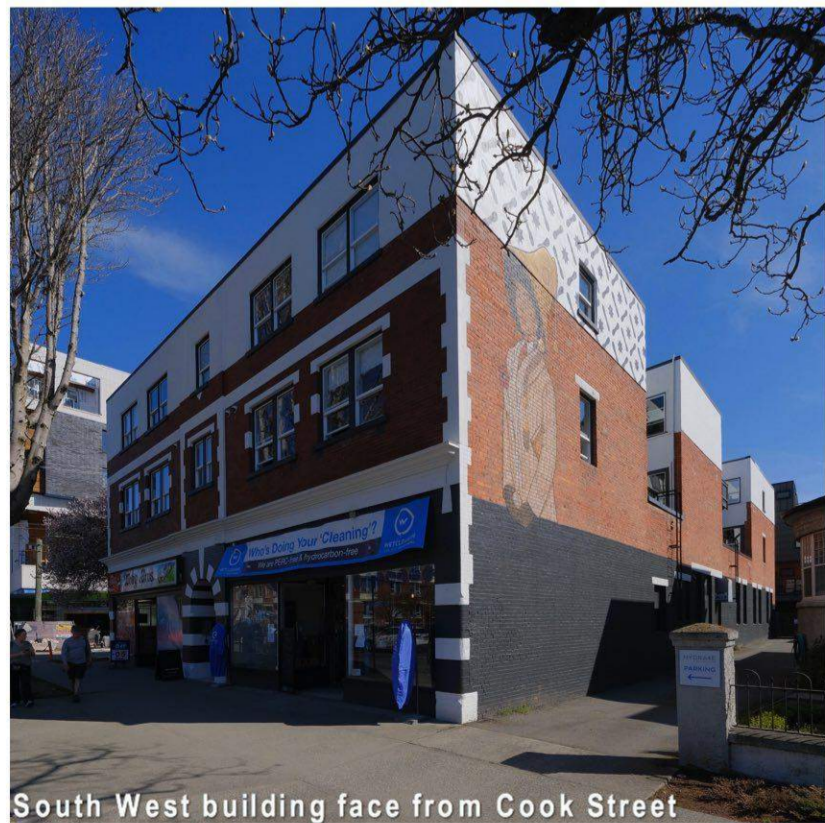
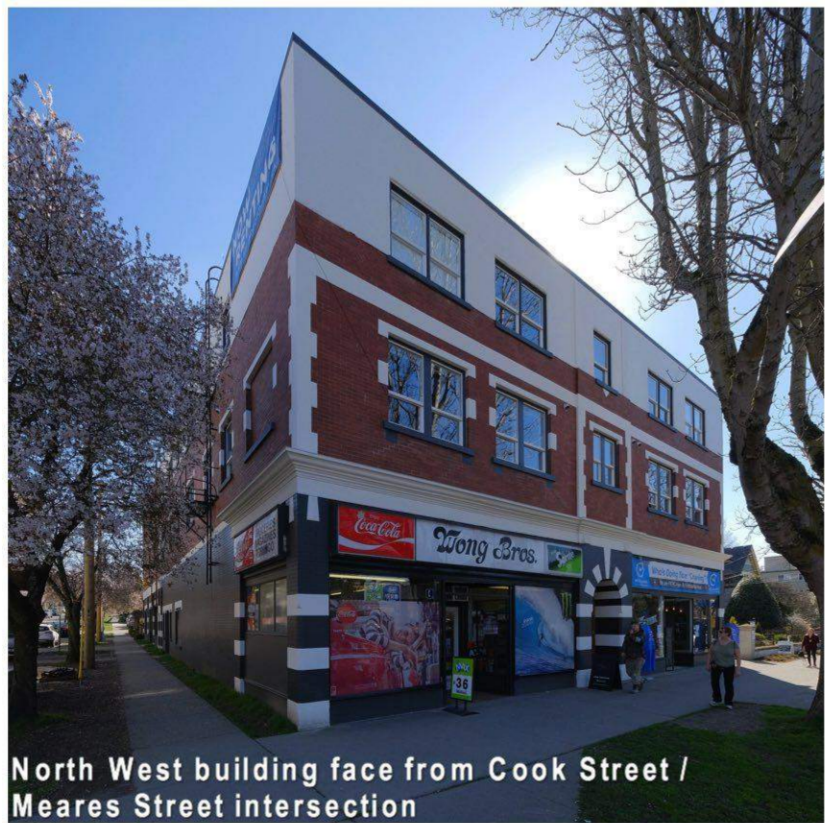


Site Plan
metric scale 1 : 100



South West building face from Cook Street



North West building face from Cook Street /
Meares Street intersection



North building face from Meares Street



South East building face



East building face

PROJECT SUMMARY

PROJECT DESCRIPTION
Proposed interior renovations to create two additional
suites on the ground floor of an existing three-storey mixed
use building.

CIVIC ADDRESS
1021 Cook Street, Victoria BC V8V 3Z6

LEGAL ADDRESS
the N 1/2 of Lot 1592 & the N 1/2 Lot of 1593, Victoria
PID 009-396-772 (009-396-781)

BUILDING OWNER
1021 Cook Apartments Inc
Unit one, 303 East Pender Street, Vancouver BC V6A 0J3

ARCHITECT
Hillel Architecture Inc.
697 St. Patrick Street, Victoria BC V8S 4X4
contact: Karen Hillel architect AIBC
p: 250.592.9198 f: 250.592.9178 e: karen@hillelarch.ca

SITE CONTEXT PLAN



PROJECT DATA

	CURRENT ZONING REQUIREMENTS	EXISTING CONDITIONS / PROPOSED CHANGES	VARIANCES
ZONING:	C-1	no changes, existing unaltered	C-1
lot area	-	no changes, existing unaltered	± 669 m2 (7,201 ft2)
density [floor space ratio]	max. 1.4:1	no changes, existing unaltered	± 2.83:1
height	max. 12 m (39.4 ft)	no changes, existing unaltered	± 11.46 m (37.6 ft)
number of storeys	-	no changes, existing unaltered	3 storeys
number of dwelling units	20 existing dwelling units	2 proposed new units for a total for 22 dwelling units	
SETBACKS:			
front (west)	6.0 m (19.7 ft) (to street line)	no changes, existing unaltered	
rear (east)	6.0 m (19.7 ft)	no changes, existing unaltered	
side - int. (south)	3.0 m (9.8 ft)	no changes, existing unaltered	
side - ext. (north)	2.4 m (7.8 ft)	no changes, existing unaltered	
PARKING: Refer to Letter to Council			

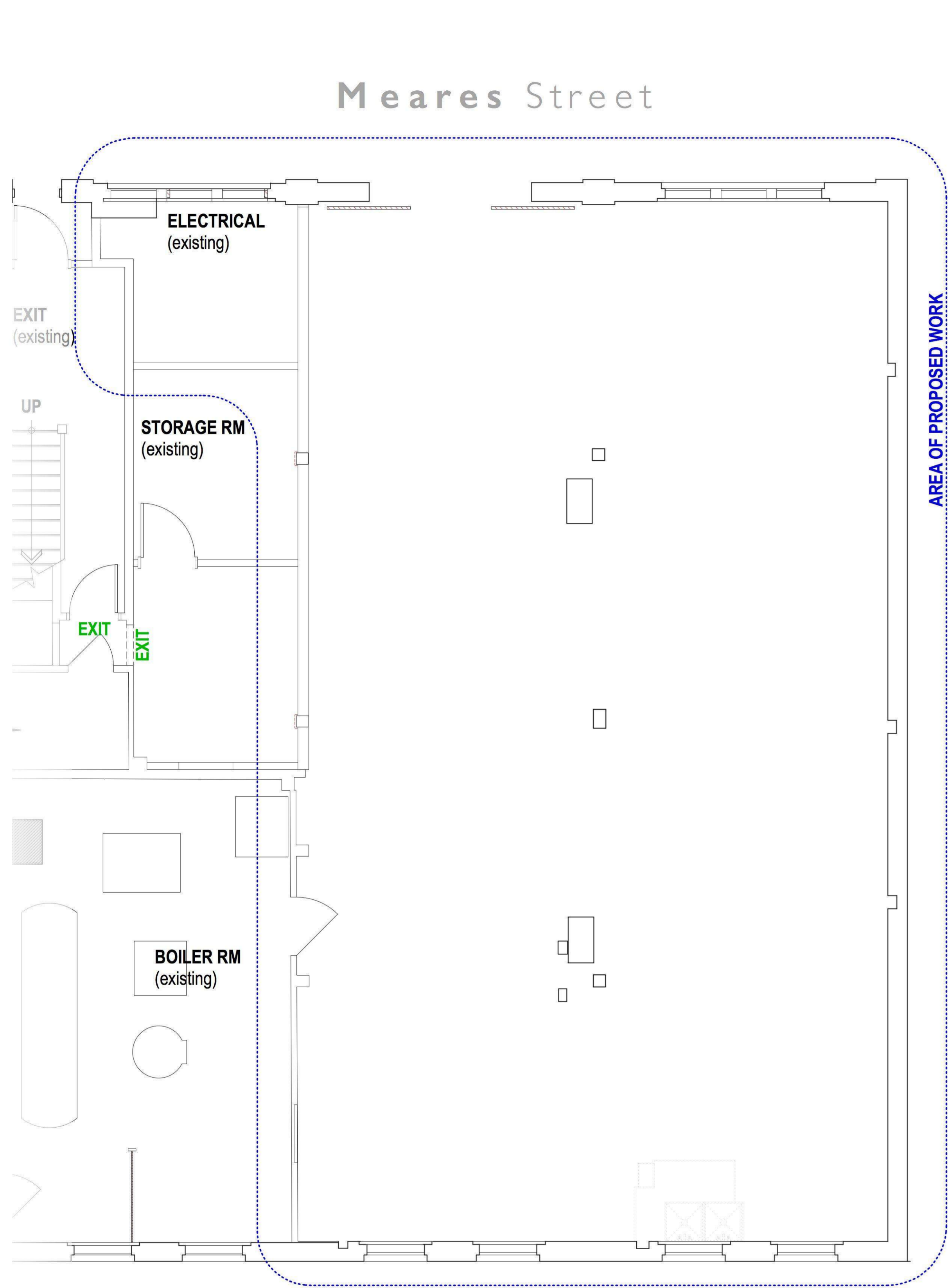


1021 Cook Street Suite Conversion

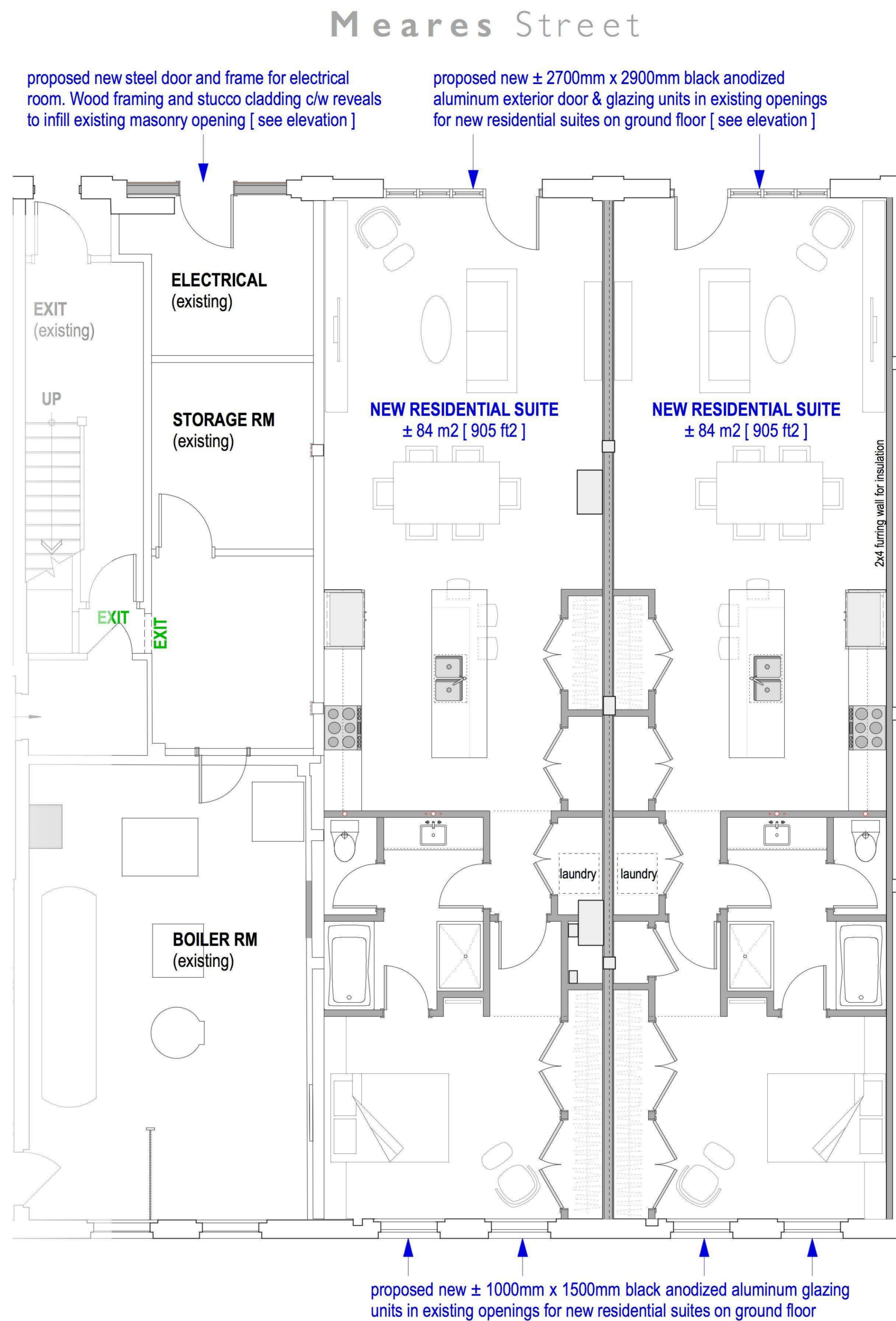
1021 Cook Street, Victoria BC

Central Stores Building
697 St. Patrick Street
Victoria BC
V8S 4X4
250.592.9198

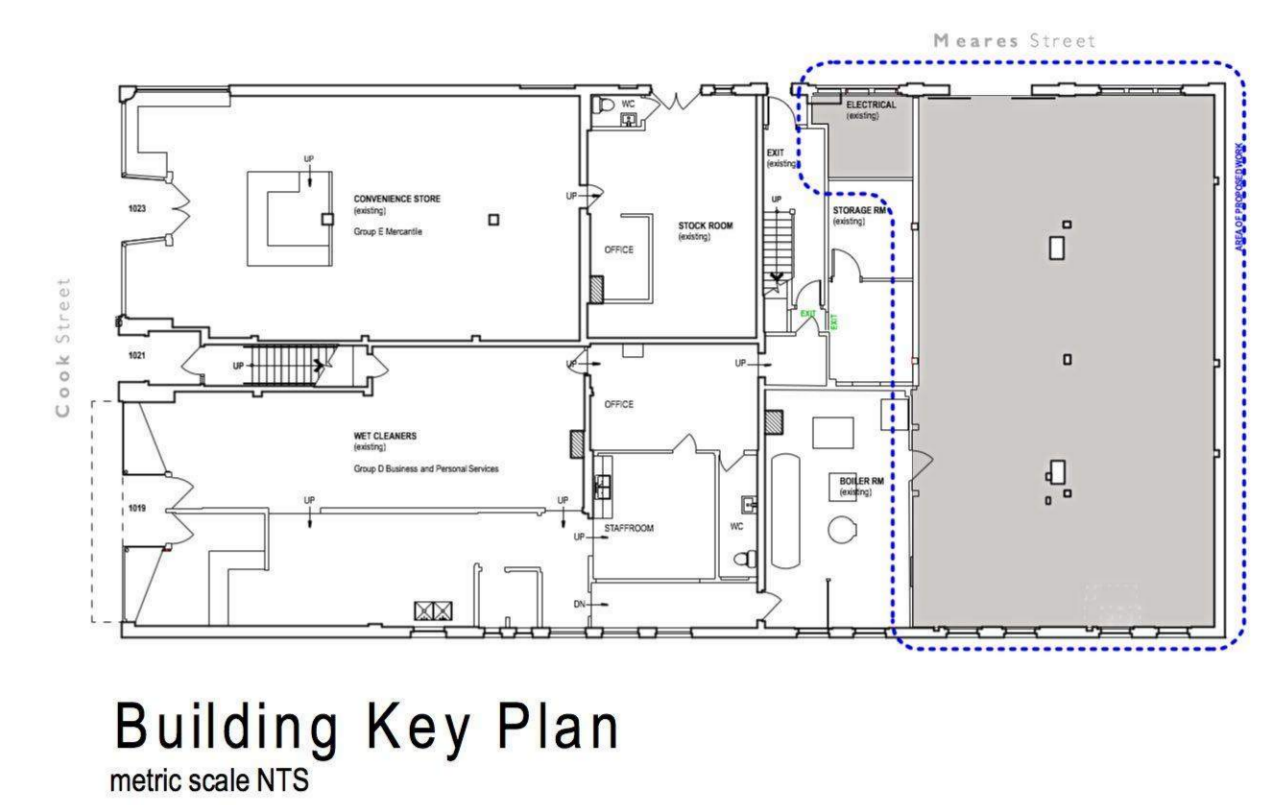
Hillel Architecture Inc.	date	description
	June 03 2019	DP Submission
drawing title		Project Data / Site Plan
drawing no.		A1.1



Existing Ground Floor Plan
metric scale 1 : 50



Proposed Ground Floor Plan
metric scale 1 : 50



1021 Cook Street Suite Conversion

1021 Cook Street, Victoria BC

Central Stores Building
897 St Patrick Street
Victoria BC
V8S 4X4
250.592.9198

Hille Architecture Inc

date	description
June 03 2019	DP Submission
Drawing title	
Floor Plans	
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250.592.9198	A2.1



1021 Cook Street Suite Conversion

1021 Cook Street, Victoria BC

Hillel Architecture inc

date	description
date	description
June 03 2019	DP Submission

drawing title
<p>Elevation</p> <p>Copyright reserved. These plans and designs are and will remain the property of HELLER ARCHITECTURE, Inc. to be used for the project</p> <p>drawing no.</p> <p>A3.1</p>