

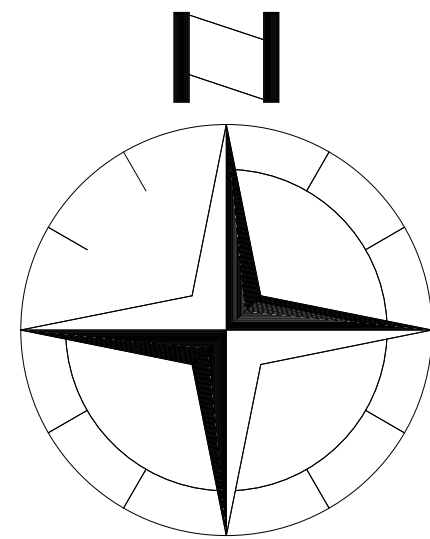
Owner / Client:	Casman Properties		
Architect:	Joseph R. Newell Architect AIBC Joe Newell Architect Inc. 2-101 Presley Place, Victoria, B.C. T: 250-382-4240		
Civic Address of Property:	2525 2529 2533 Cook Street/ 2522 Empire Street , Victoria, BC		
Legal Description:	2525 Cook Street LOT 6, PLAN VIP1046, SECTION 4, VICTORIA LAND 2529 Cook Street LOT 7, PLAN VIP1046, SECTION 4, VICTORIA LAND 2533 Cook Street LOT 8, PLAN VIP1046, SECTION 4, VICTORIA LAND 2522 Empire Street LOT 17, PLAN VIP1046, SECTION 4, VICTORIA LAND		
Zoning:	Existing Zone Proposed Zone	R2 - Single Family Residential CD Zone - High Density Multi-Family Residential	
Project Description:	53 Suite residential apartment condominium building including mixture of Junior 1bedroom,1bedroom & 2bedrooms 6 townhouses / 3 storey		
Site Area:	Lot 6 + Lot 7 + Lot 7 + Lot 17= 557.6+557.6+557.5+557.8=	Site Area 2,230.5 m2	24,009 s.f.
Site Area - Main Building	Lot 6(557.6) + Lot 7(557.6) + Lot 8(557.8) = 1672.7		
Site Area - Townhouses	Lot 17(557.8) = 557.8 m2		
Site Coverage:Permitted Coverage		35.00%	
Main building/Proposed Coverage	823.58/1672.7=	49.23%	
Townhouses/Proposed Coverage	254.43/557.8=	45.60%	
Site FSR:Permitted			1 : 1.20
Main building/Proposed	3743/1672.7=		1 : 2.23
Townhouses/Proposed	700.35/557.8=		1 : 1.25
Building Floor Area:	MainFloor	746.32m2	8,031 s.f.
Apartment Building	2nd Floor	742.49m2	7,990s.f.
	3rd Floor	751.40m2	8,086s.f.
	4th Floor	751.40m2	8,086s.f.
	5th Floor	751.40m2	8,086s.f.
	Total	3,743.00m2	40,278s.f.
Building Floor Area:	MainFloor	206.6 m2	s.f.
Townhouses	1st Floor	253.5 m2	2,729 s.f.
	2nd Floor	240.2 m2	2,586 s.f.
	Total	700.3 m2	7,538 s.f.
Building Height:	Permitted Height:	21.07 m	69.11'
Apartment Building	Proposed Height:	17.33 m	56.86'
Townhouses Building	Proposed Height:	10.51 m	34.49'
Setbacks Apartment Building:			
Front Yard (West - Cook):	Permitted:	4.50 m	14.76'
	Proposed:	3.00 m	9.84'
Road Dedication West- Cook):	Permitted:	4.91 m	16.11'
	Proposed:	4.91 m	16.11'
Side Yard (South):	Permitted:	4.50 m	14.76'
	Proposed:	2.56 m	8.40'
Rear Yard (East):	Permitted:	4.50 m	14.76'
	Proposed:	3.26 m	10.70'
Side Yard (North):	Permitted:	4.50 m	14.76'
	Proposed:	5.40 m	17.72'
Setbacks Townhouses Building :			
Front Yard (West):	Permitted:	4.50 m	14.76'
	Proposed:	1.50 m	4.92'
Side Yard (South):	Permitted:	4.50 m	14.76'
	Proposed:	1.90 m	6.23'
Rear Yard (East):	Permitted:	4.50 m	14.76'
	Proposed:	5.43 m	17.81'
Side Yard (North - Empire):	Permitted:	4.50 m	14.76'
	Proposed:	4.25 m	13.94'
Vehicle Parking:			
Required:	0.85 space per unit less than 45 sq m		
(min. number of parking (other area)	1 space per unit more than 45 sq m		
(For more details see the schedule below)	1.45 space per unit more than 70 sq m		
	0.85 x 17 units = 14.45 spaces		
	1 x 26 units = 26 spaces		
	1.45 x 16 units = 23.2spaces		
	Total required = 63.7= 64 Spaces		
Proposed:	Total proposed = 25 spaces in Secured underground parking (1 accessible space)		
Vehicle Parking Visitor:			
Required:	0.10 spaces per unit		
	0.10 x 53 units (main Building) = 5.3 spaces		
	0.10 x 6 (townhouses) = 0.6		
	Total required = 5.3 + 0.6 = 5.9 = 6 Spaces		
Proposed:	3 spaces @ main building 1 spaces @ townhouses		
Bicycle Parking:			
Required - long term	1 space per unit less than 45 sq m		
(For more details see the schedule below)	1.25 space per unit more than 45 sq m		
	1 x 17 units (Junior 1bedroom) = 17 spaces		
	1.25 x 36 units (1bedroom & 2bedrooms) = 45 spaces		
	1.25 x 6 units (Townhouses) = 7.5 spaces		
	Total required = 69.5 = 70 Spaces		
Proposed - long term	36 spaces in Secured underground bike room area 26 spaces in Secured at townhouses bike room area Total proposed = 62 Spaces		
Proposed Cargo Bike - long term	Total proposed = 6 Spaces in Secured underground bike room area		
Required - short term	The greater 6 spaces per building , or 0.10 per unit 53 units x0.10= 4.9 = 5 spaces Total required =5 Spaces		
Proposed - short term	Total proposed = 6 spaces at the building entrv		
Apartment Building - Unit Types, Area & Numbers:			
Type	Area +		Number of Units
Junior - 1 bedroom	41 m2	441 s.f.	17 units
1 bedroom	52 m2	556 s.f.	12 units
1 bedroom-den	75 m2	804 s.f.	2 units
2 bedrooms	69 m2	737 s.f.	22 units
Total:			53 units
Townhouses - Unit Types, Area & Numbers:			
Type	Area		Number of Units
Unit Type A- 3bedrooms	123 m2	1320 s.f.	4 units
Unit Type B - 2 bedrooms	104 m2	1115 s.f.	2 units
Total:			6 units

The first photograph shows a street view with three houses. Arrows point to the addresses 2533 Cook St., 2529 Cook St., and 2525 Cook St. The second photograph shows the same street from a different angle, with arrows pointing to 2533 Cook St., 2529 Cook St., and 2525 Cook St. The third photograph shows a property with a large tree and a blue mailbox, with an arrow pointing to 2522 Empire St. The fourth photograph shows a property with a large tree and a blue mailbox, with an arrow pointing to 2522 Empire St.

<i>Architecture:</i> <i>Joe Newell Architect Inc.</i> A1 - Project Data, Survey and Location A2 - Site Plan & Average Grade Calculations A3 - Apartment Building - Parking Garage Plan & Main Floor Plan A4 - Apartment Building - 2nd, 3rd & 4th Floor Plans A5 - Apartment Building - 5th and Roof Plan A6 - Apartment Building - Elevations A6a - Apartment Building - West Elevation A7 - Apartment Building - Sections A8 - Town Houses - Floor plans A9 - Town Houses - Elevations & Sections A9a - Town Houses - North Elevation A9b - Town Houses - East & West Elevation A10 - Cook Street Elevations A11 - Empire Street Elevations A12 - Shadow Study	<i>Landscape:</i> <i>MDI Landscape Architects</i> L1.01 - Landscape Materials
<i>Land Development:</i> <i>Mc Elhenny</i> 23-097-CSP - Preliminary Civil Plan	

[illegible]

A map of the Coastal Regional District showing the proposed development site. The site is highlighted in yellow with a red outline and labeled "Proposed Development Site". A red location pin is placed on the site. The map includes a scale bar (0 to 10 km) and a north arrow in the bottom left corner. The text "Coastal Regional District / Coastal Regional Districts 2012 / CRD 2012" is in the bottom right corner.



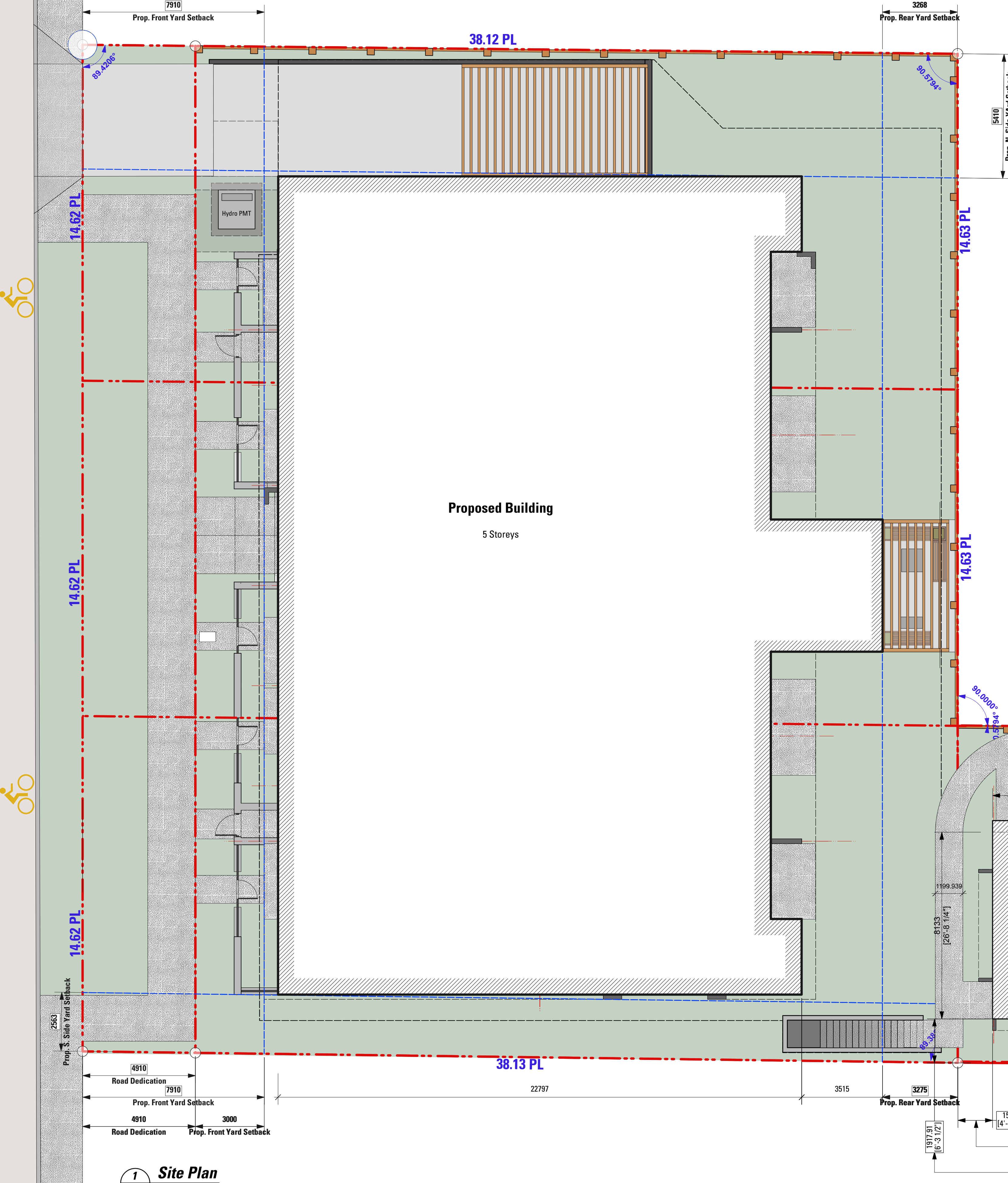
COOK STREET

2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
VICTORIA, B.C.

PROPOSED RESIDENTIAL DEVELOPMENT

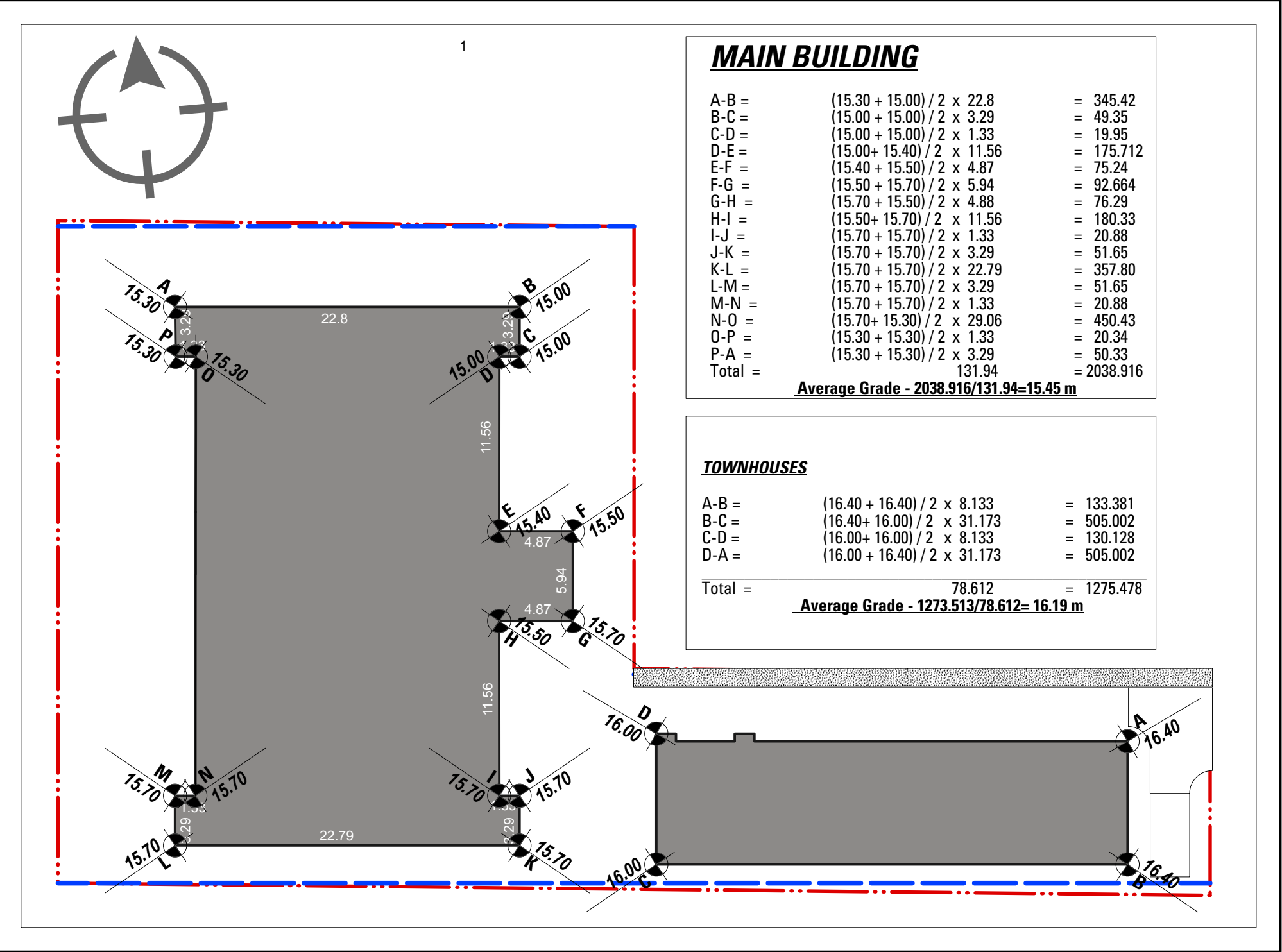
A2

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1 Site Plan
A2 Scale: 1:100

AVERAGE GRADE CALCULATIONS



NOTES:

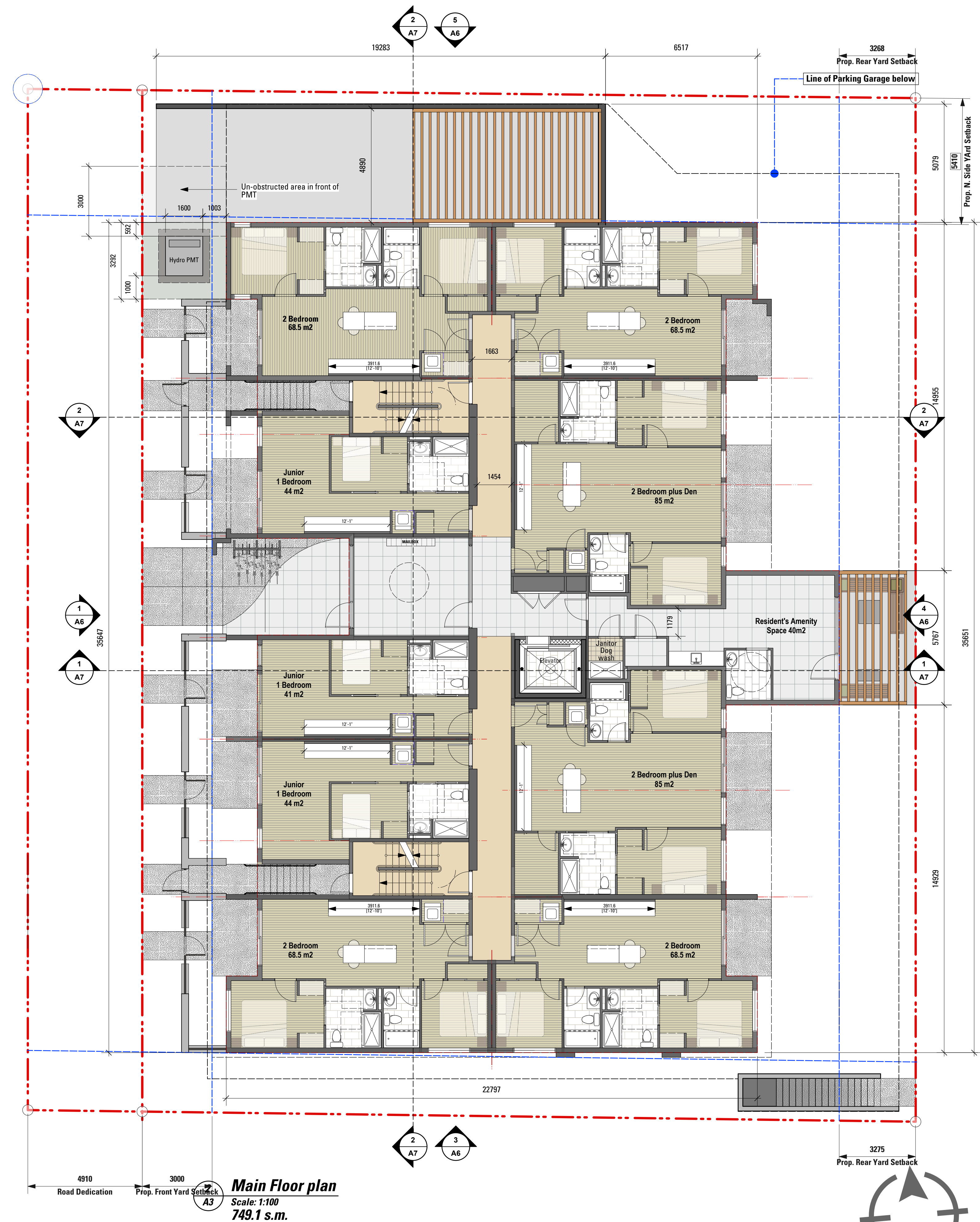
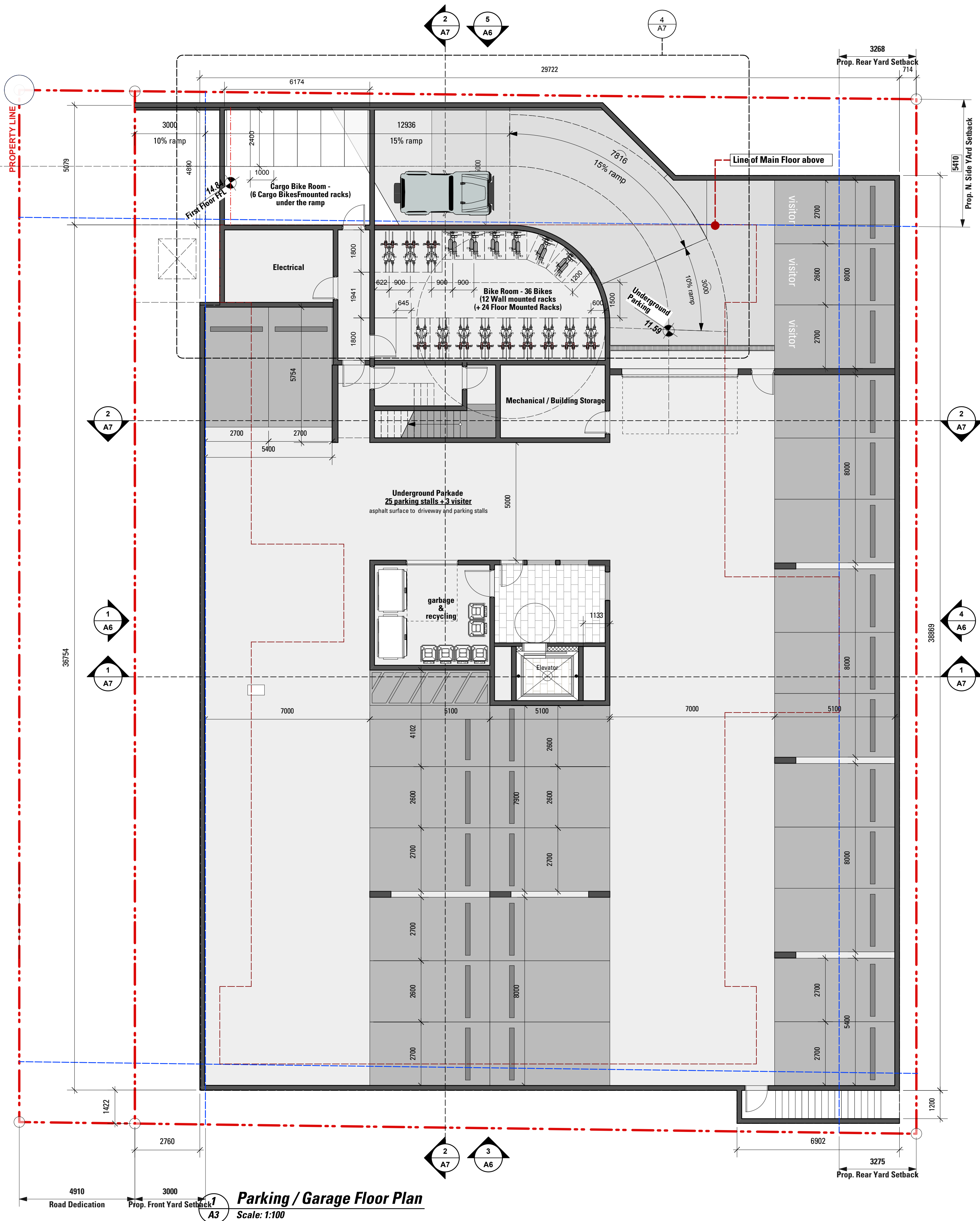
Concrete Surfaces:
- All concrete sidewalks to be 4" thick concrete slab - broom finish
c/w control joints @ 5'-0" o.c./ see landscape drawing set

Landscape:
- For planting plan, landscape details, landscape surfaces & landscape lighting / see landscape drawing set

Civil:
- For the new sidewalk & service details / see civil drawing set

Lighting:
1- All exterior lighting to be shielded downlighting.
2- for Landscape Lighting / see Landscape drawing set

EMPIRE STREET



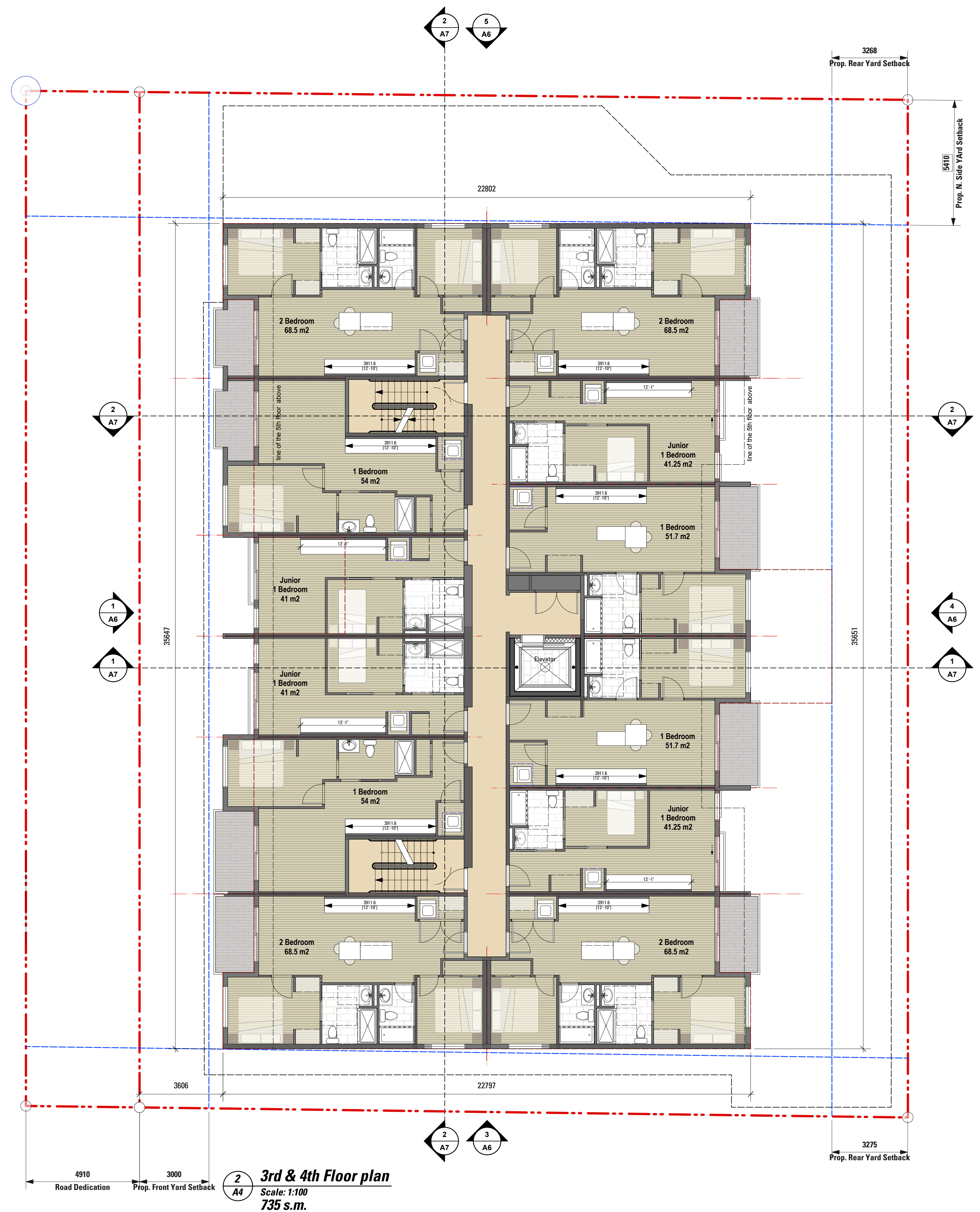
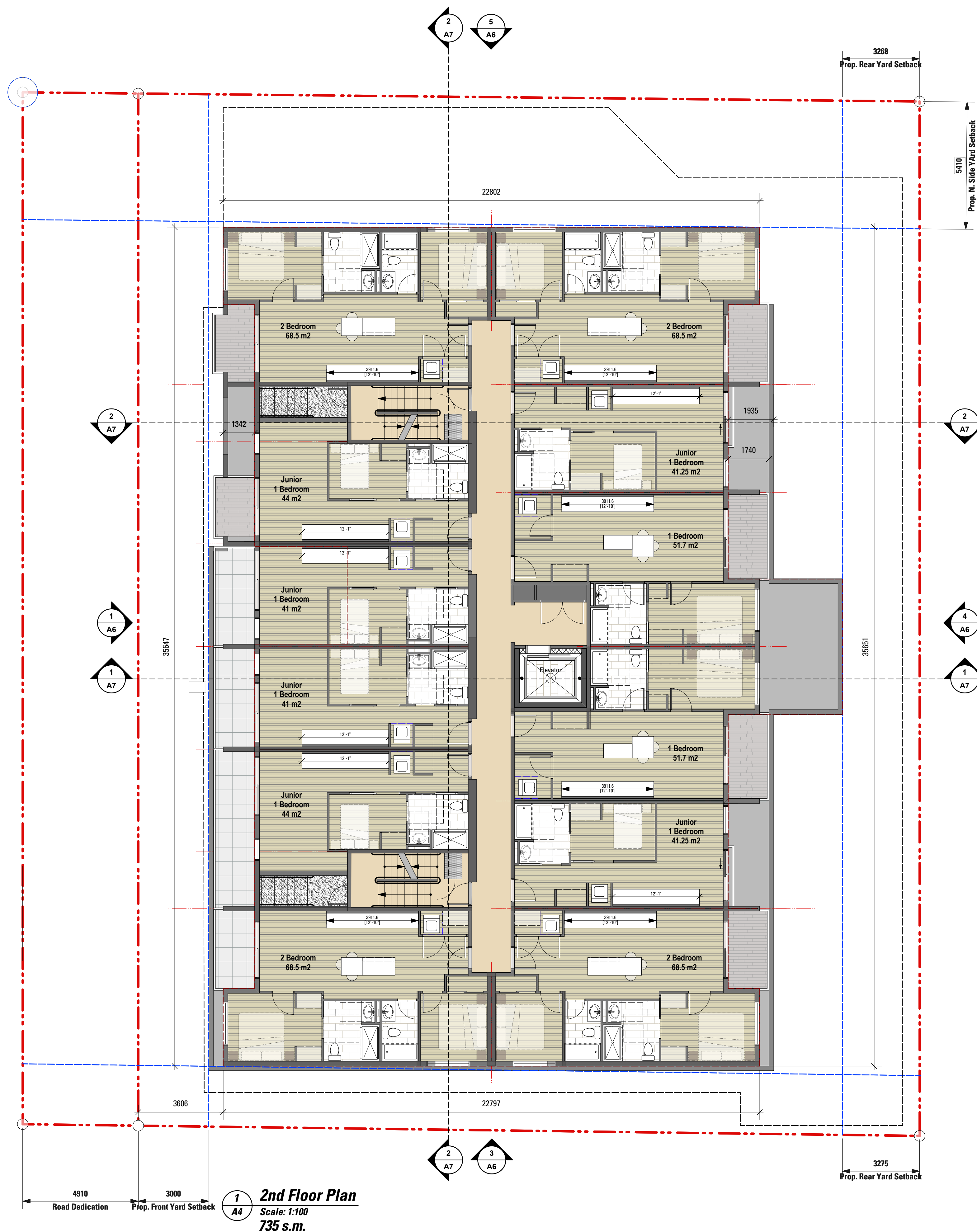
2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
VICTORIA, B.C.

PROPOSED RESIDENTIAL DEVELOPMENT

A3

Date: November, 20th, 2024

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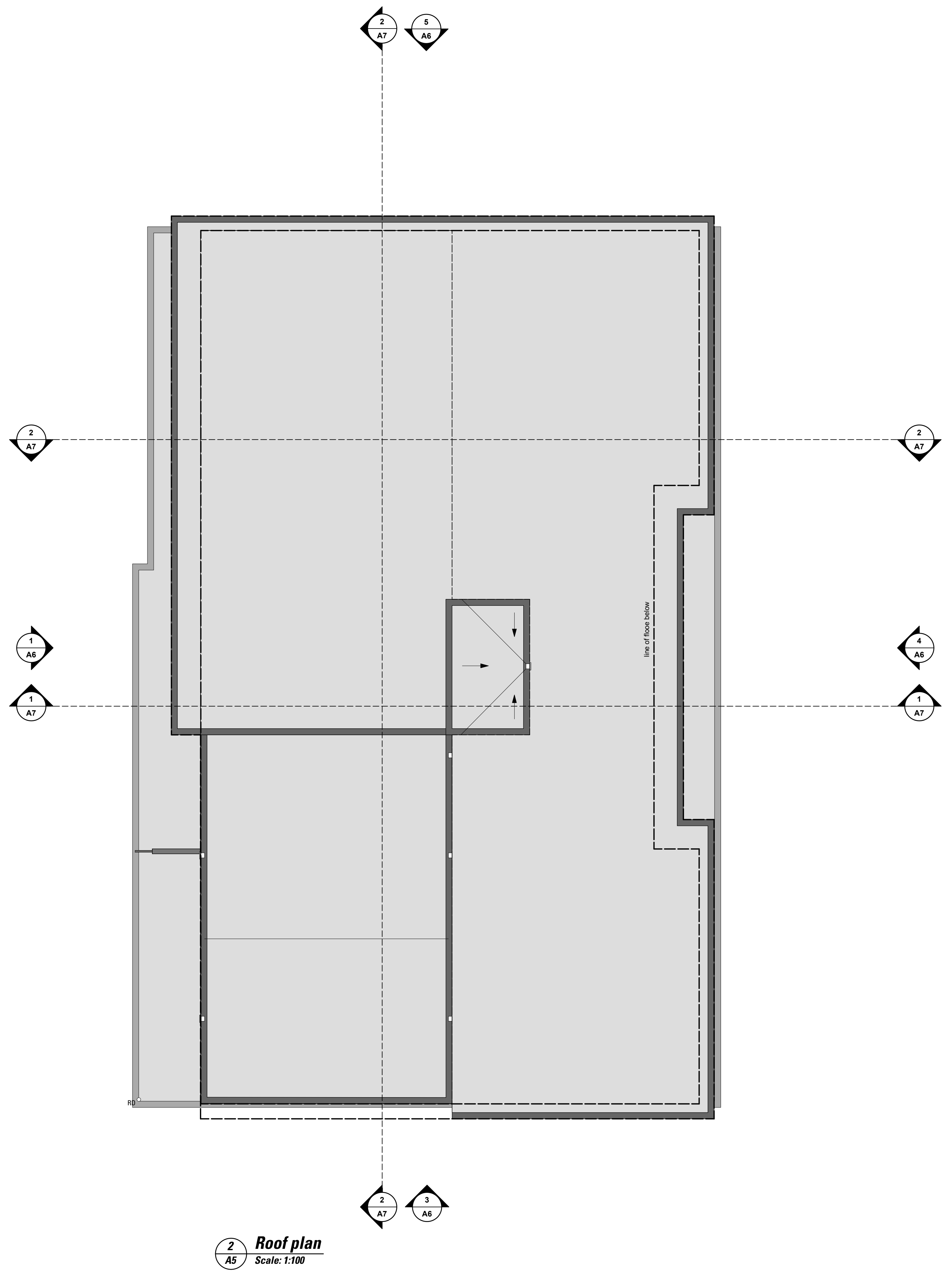
2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
VICTORIA, B.C.

PROPOSED RESIDENTIAL DEVELOPMENT

A4

Date: November, 20th, 2024

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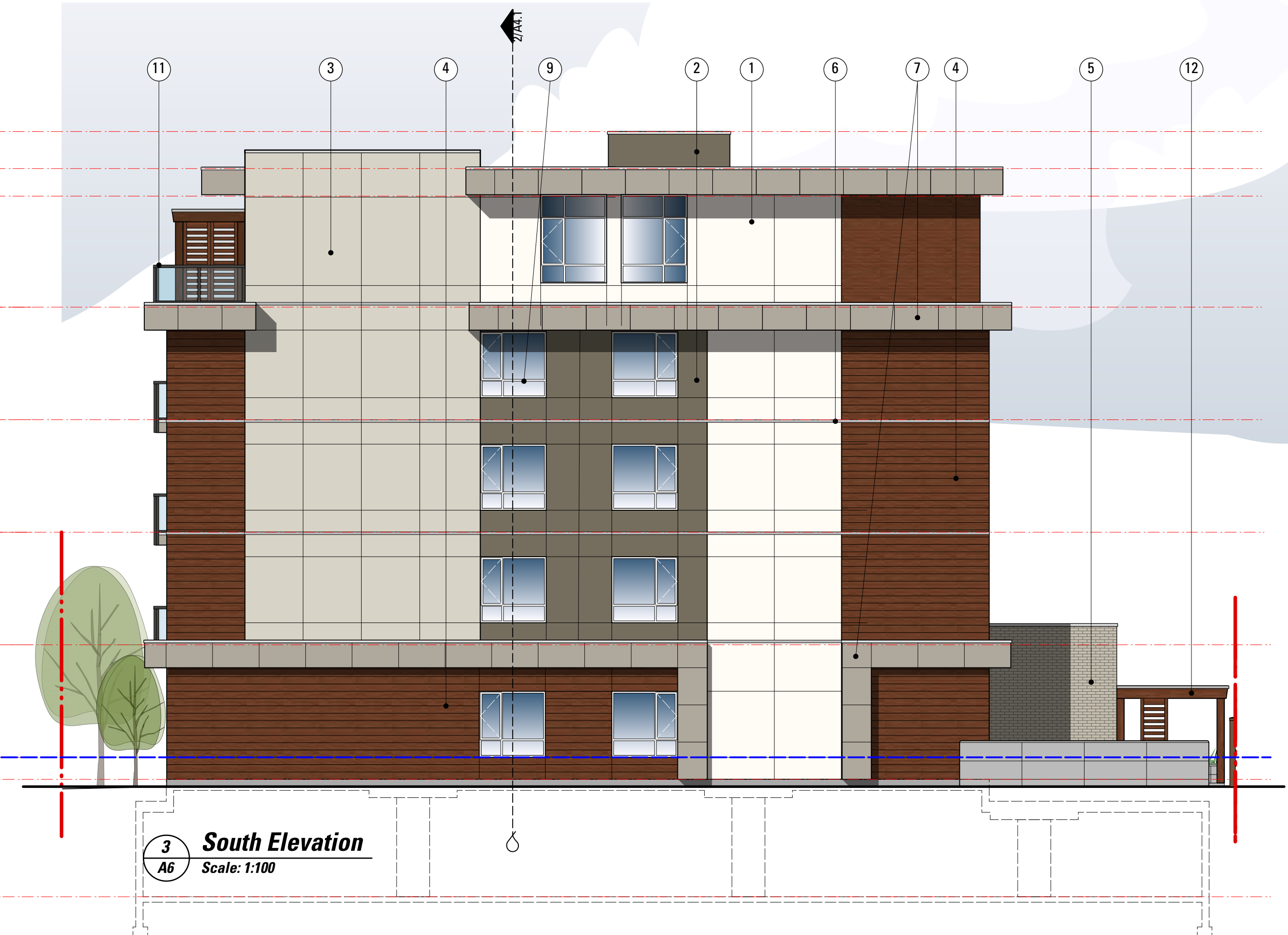


1 West Elevation (Cook Street)
Scale: 1:100

2 West Elevation (Cook Street)- Fence
Scale: 1:100
(see street elevation 1/A10)



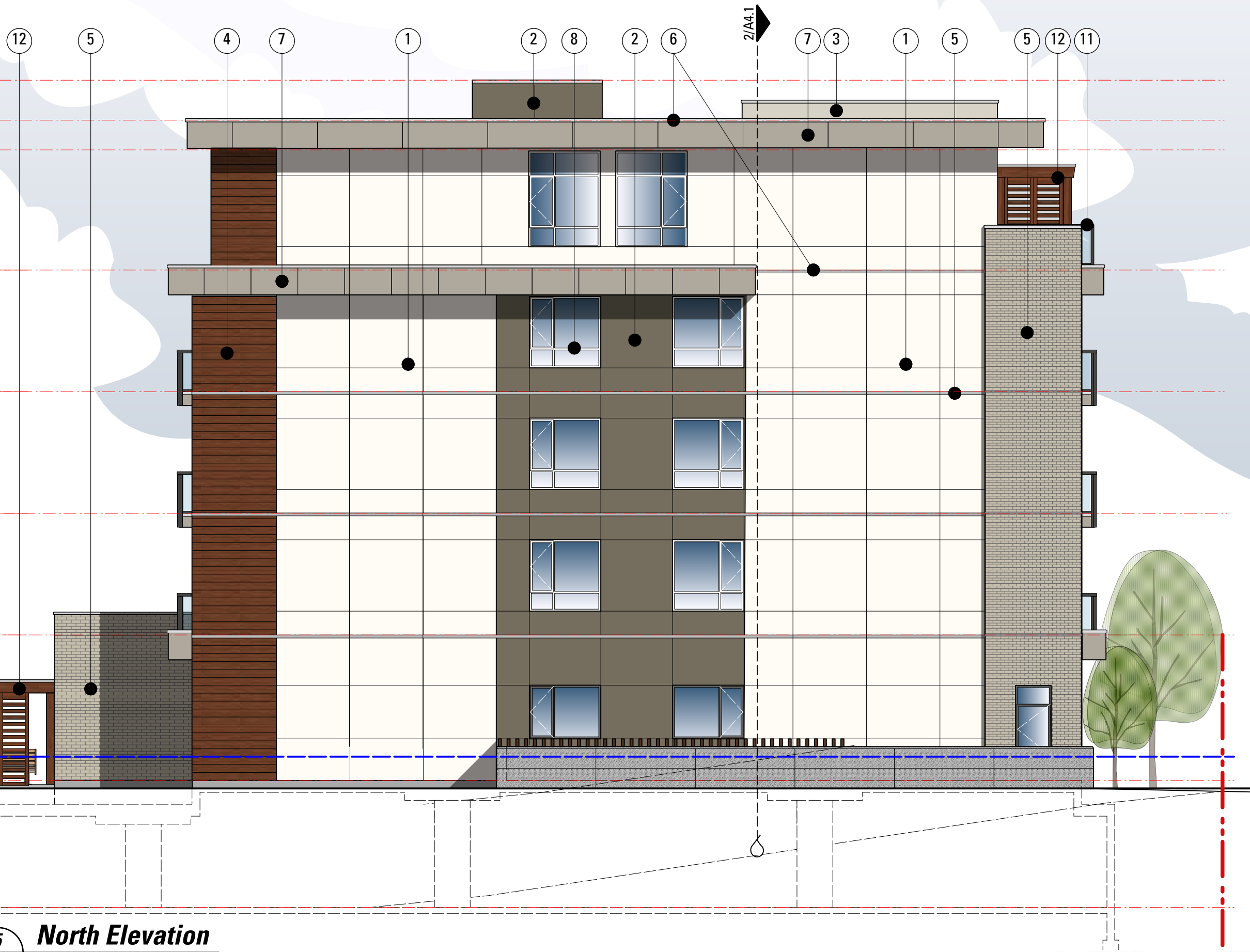
4 East Elevation
Scale: 1:100



3 South Elevation
Scale: 1:100

Materials Key

1 Fibre Cement Panels	Smooth - James Hardie Arctic White	7 Metal Fascias	Prefinished Steel - Stone Grey
2 Fibre Cement Panels	Smooth - James Hardie Timber Bark 40-30	8 Vinyl Windows	Coventry Gray
3 Fibre Cement Panels	Smooth - James Hardie Cobble Stone 40-10	9 Vinyl Windows	White
4 Fibre Cement Siding	Allure - Mountain Cedar	10 Storefront Windows and Doors	Powder Coat to match Coventry Gray
5 Brick Slip Cladding	Milwaukee S9.5974	11 Balcony Railing System	Prefinished Aluminum / Tempered Glass - Charcoal
6 Metal Flashings	Prefinished Steel - Galvalume	12 Mass Timber Elements	Cedar - stained Mountain Cedar



5 North Elevation
Scale: 1:100

2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
VICTORIA, B.C.

PROPOSED RESIDENTIAL DEVELOPMENT

A6

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Materials Key

1 Fibre Cement Panels	Smooth - James Hardie Arctic White	7 Metal Fascias	Prefinished Steel - Stone Grey
2 Fibre Cement Panels	Smooth - James Hardie Timber Bark 40-30	8 Vinyl Windows	Coventry Gray
3 Fibre Cement Panels	Smooth - James Hardie Cobble Stone 40-10	9 Vinyl Windows	White
4 Fibre Cement Siding	Allure - Mountain Cedar	10 Storefront Windows and Doors	Powder Coat to match Coventry Gray
5 Brick Slip Cladding	Milwaukee S9.5974	11 Balcony Railing System	Prefinished Aluminum / Tempered Glass - Charcoal
6 Metal Flashings	Prefinished Steel - Galvalume	12 Mass Timber Elements	Cedar - stained Mountain Cedar

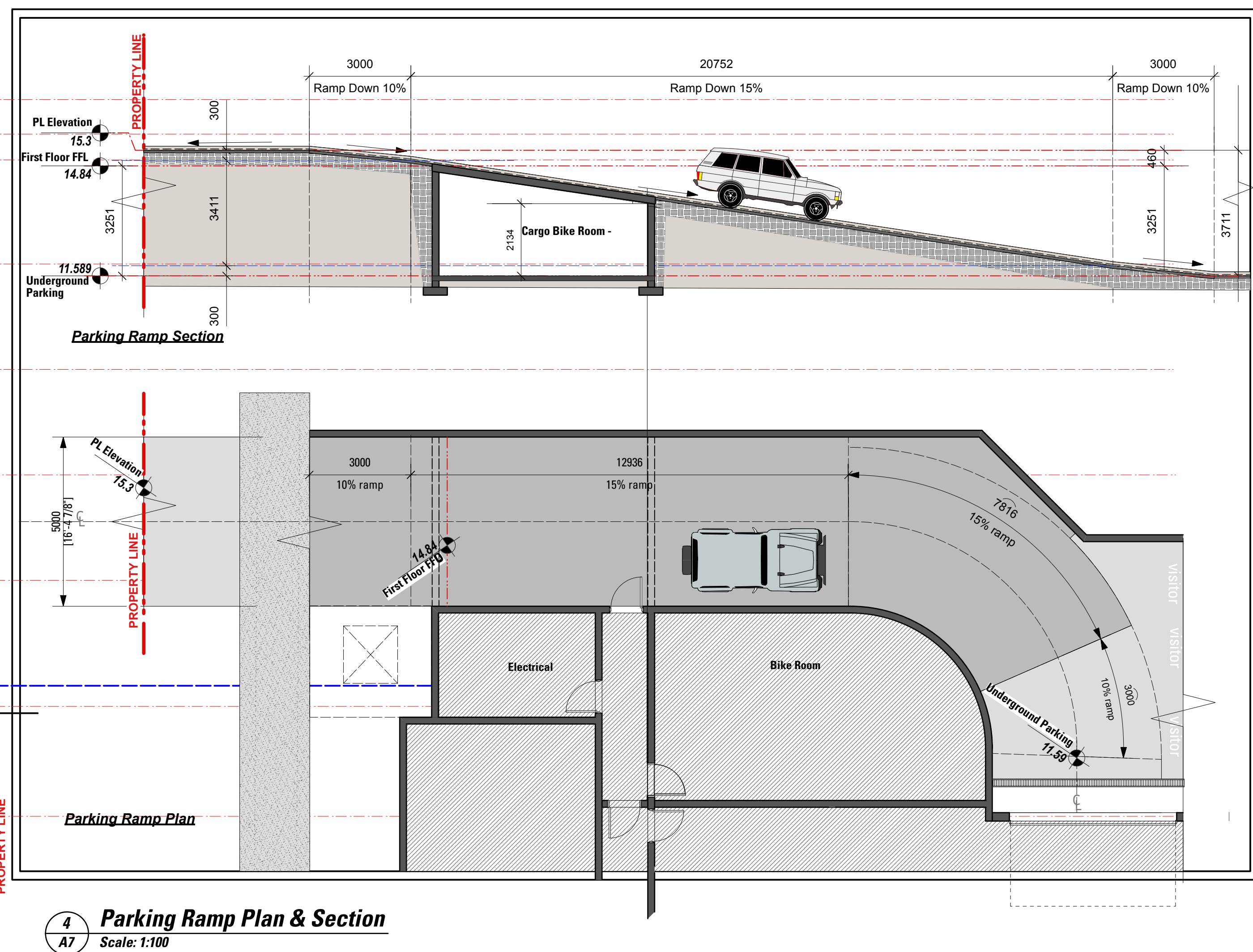
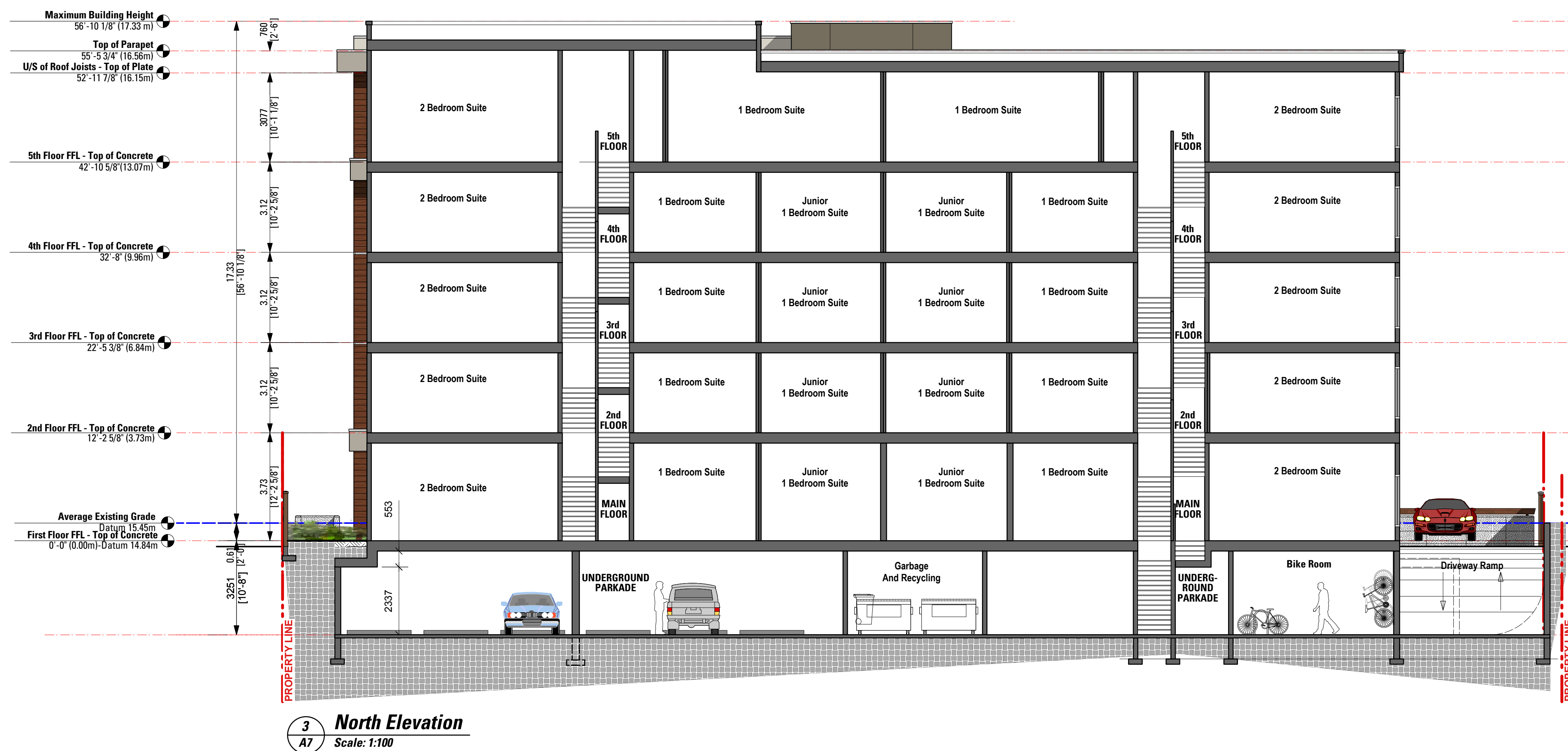
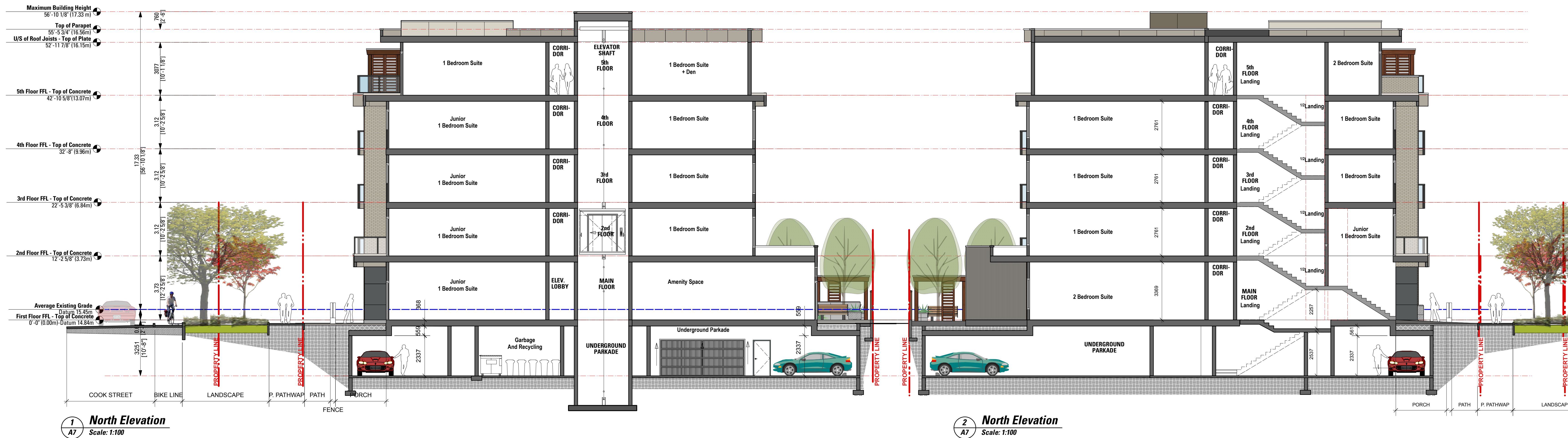
2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
V I C T O R I A , B . C .

PROPOSED RESIDENTIAL DEVELOPMENT

A6a

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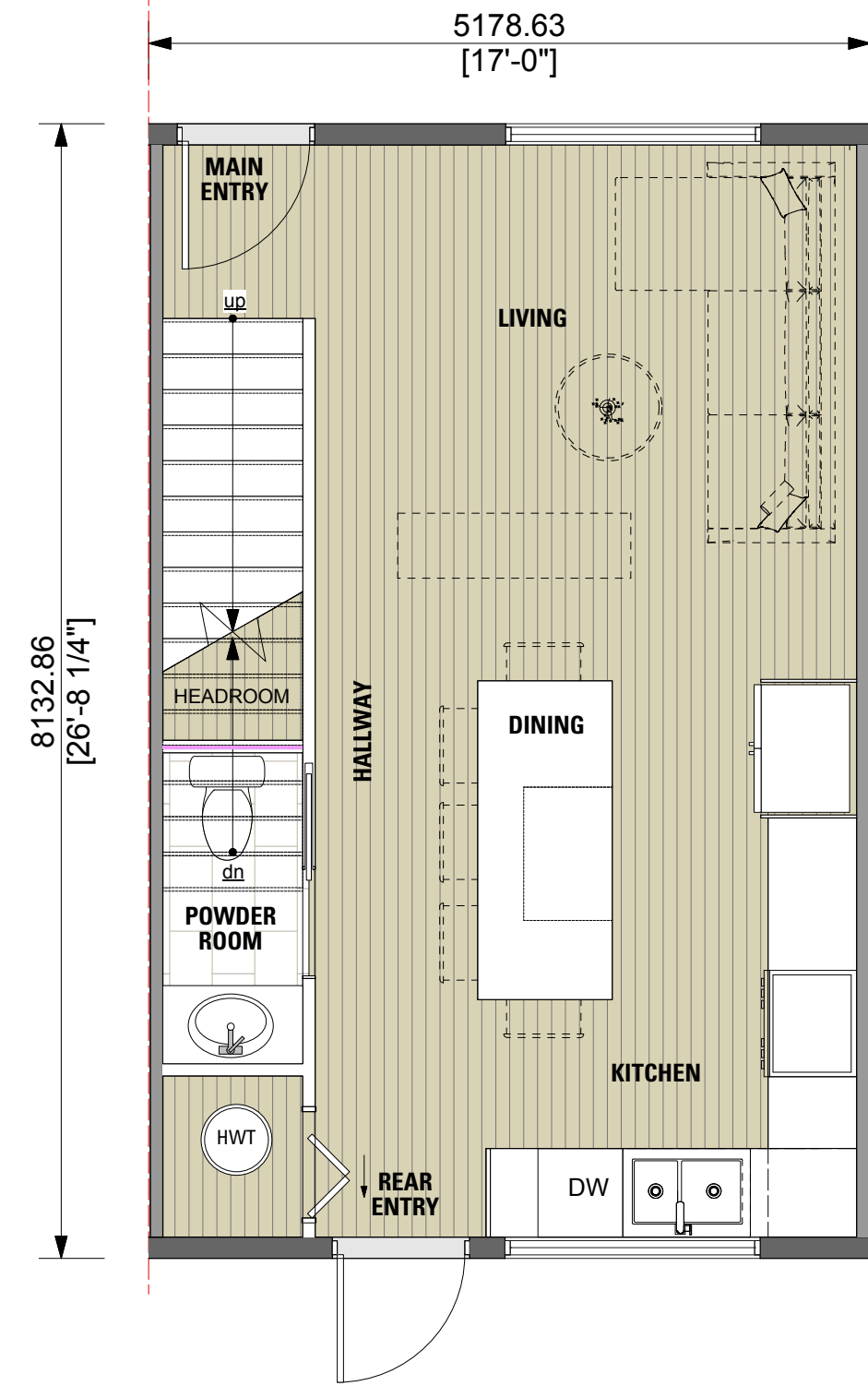
2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
VICTORIA, B.C.

PROPOSED RESIDENTIAL DEVELOPMENT

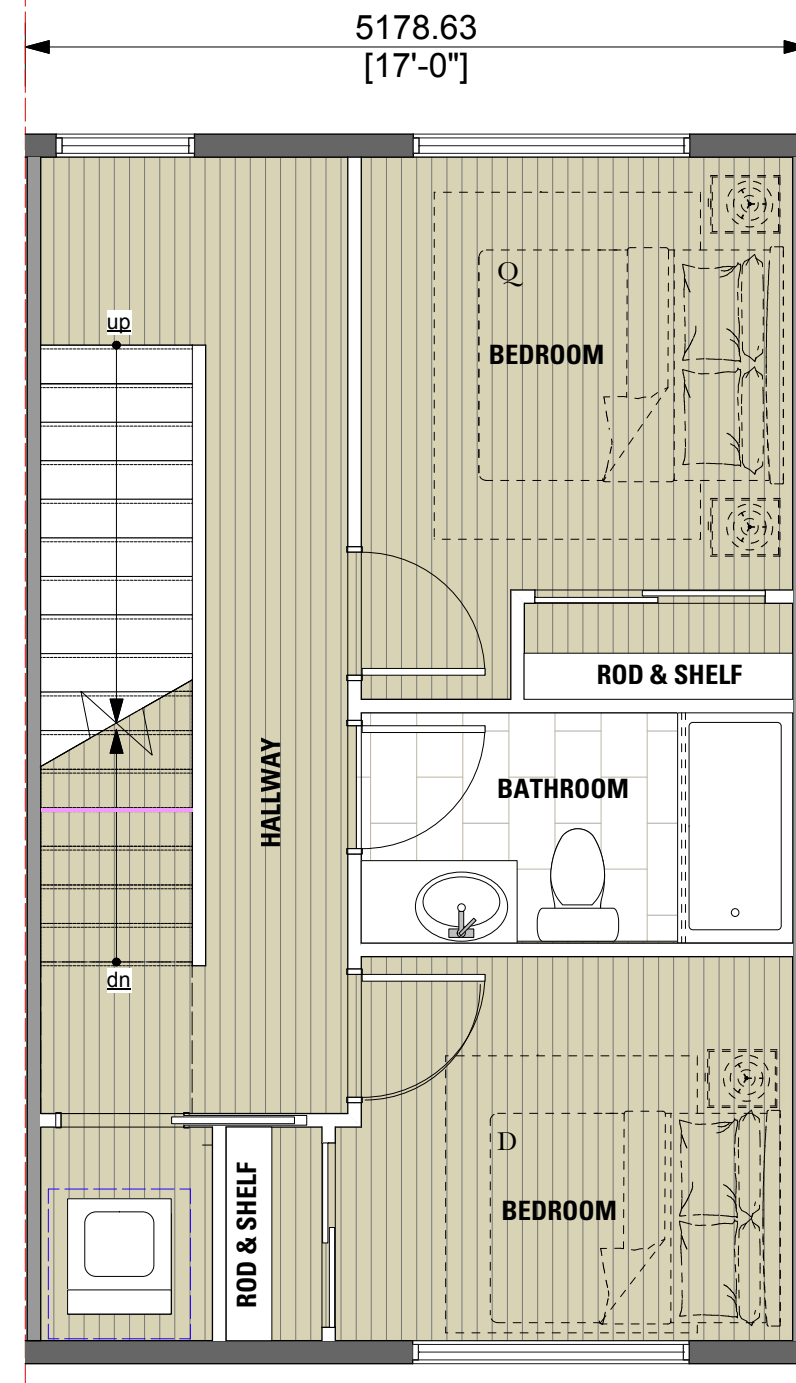
A7

Date: November, 20th, 2024

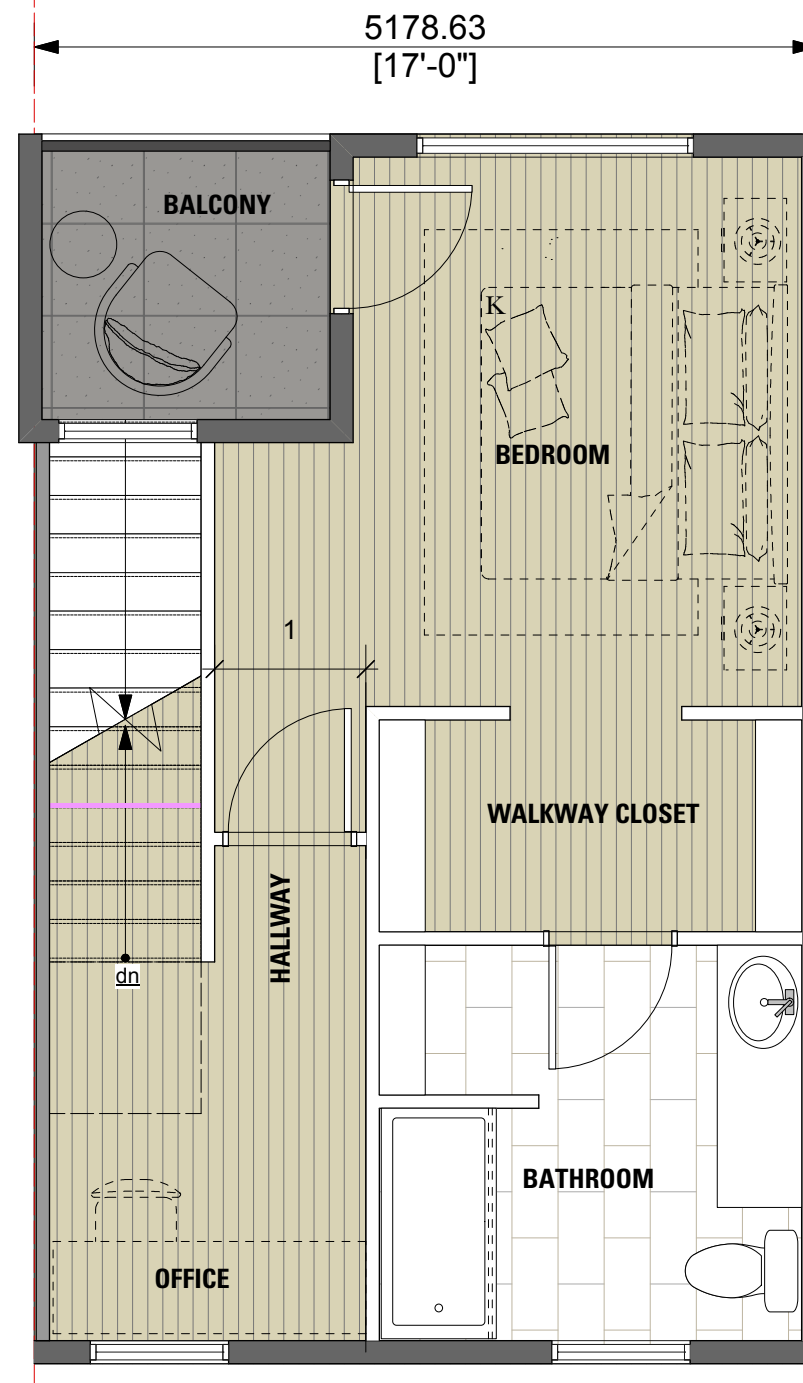
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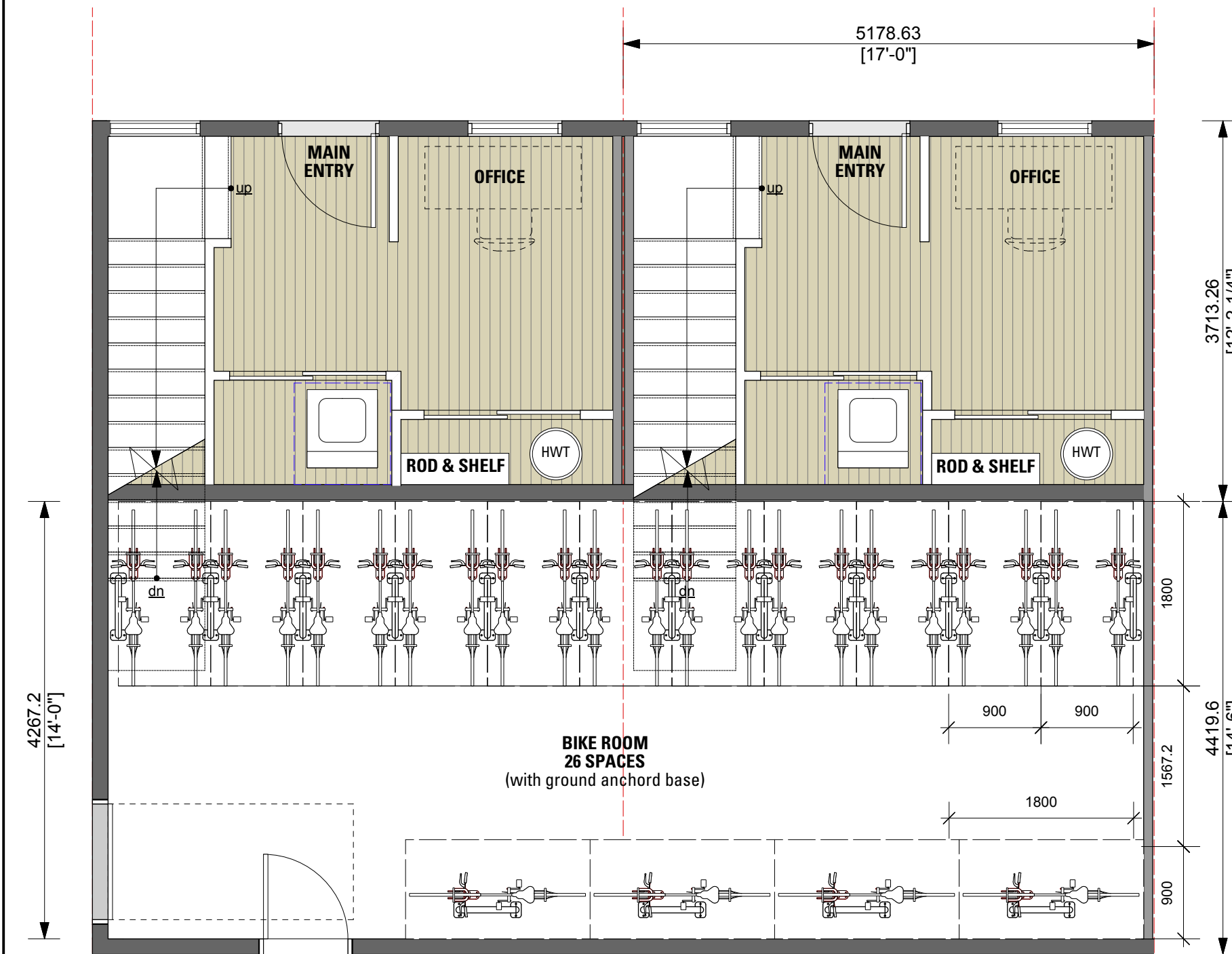
1 Type A- Main Floor Plan
Scale: 1:50



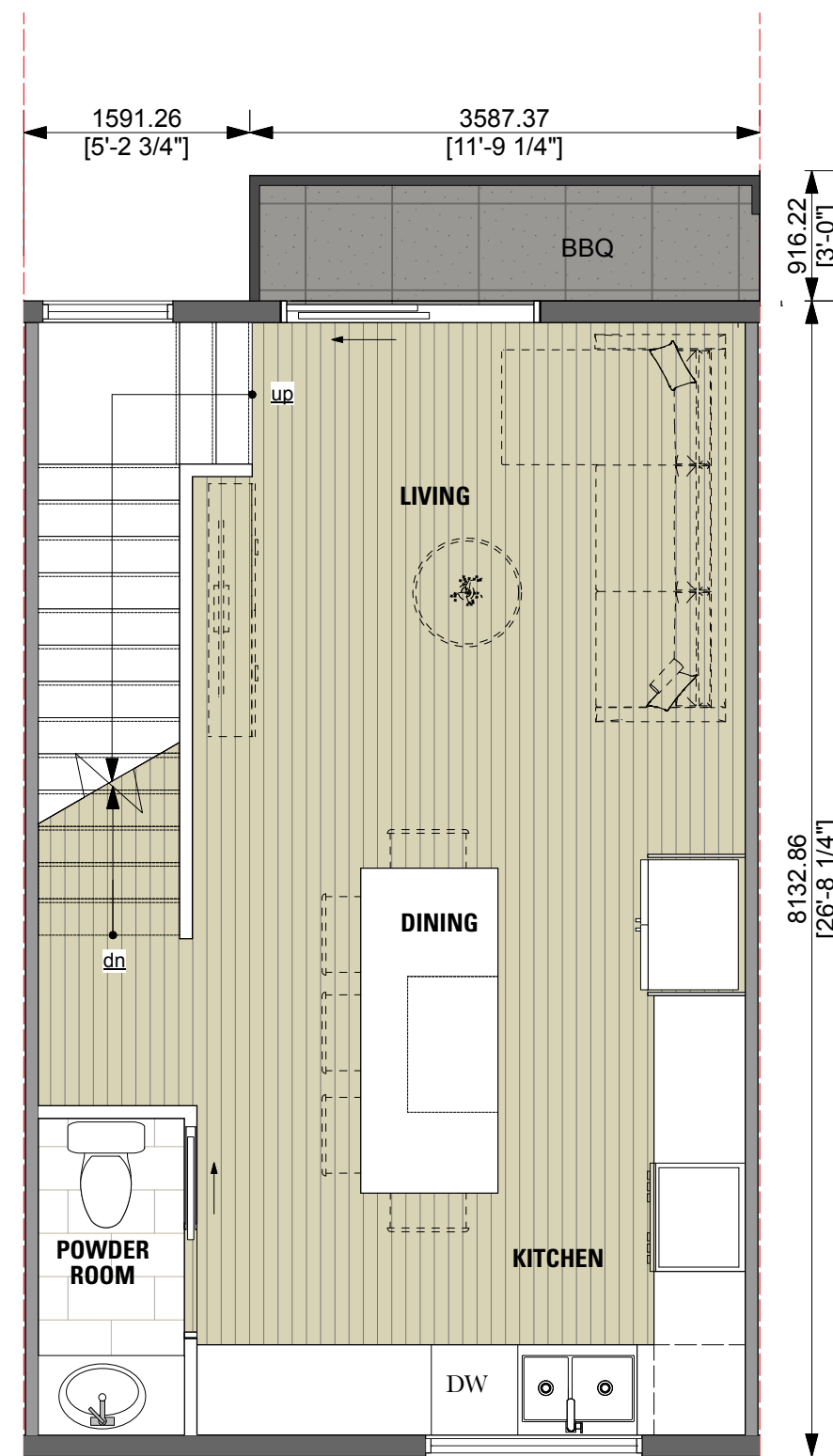
2 Type A- 2nd Floor Plan
Scale: 1:50



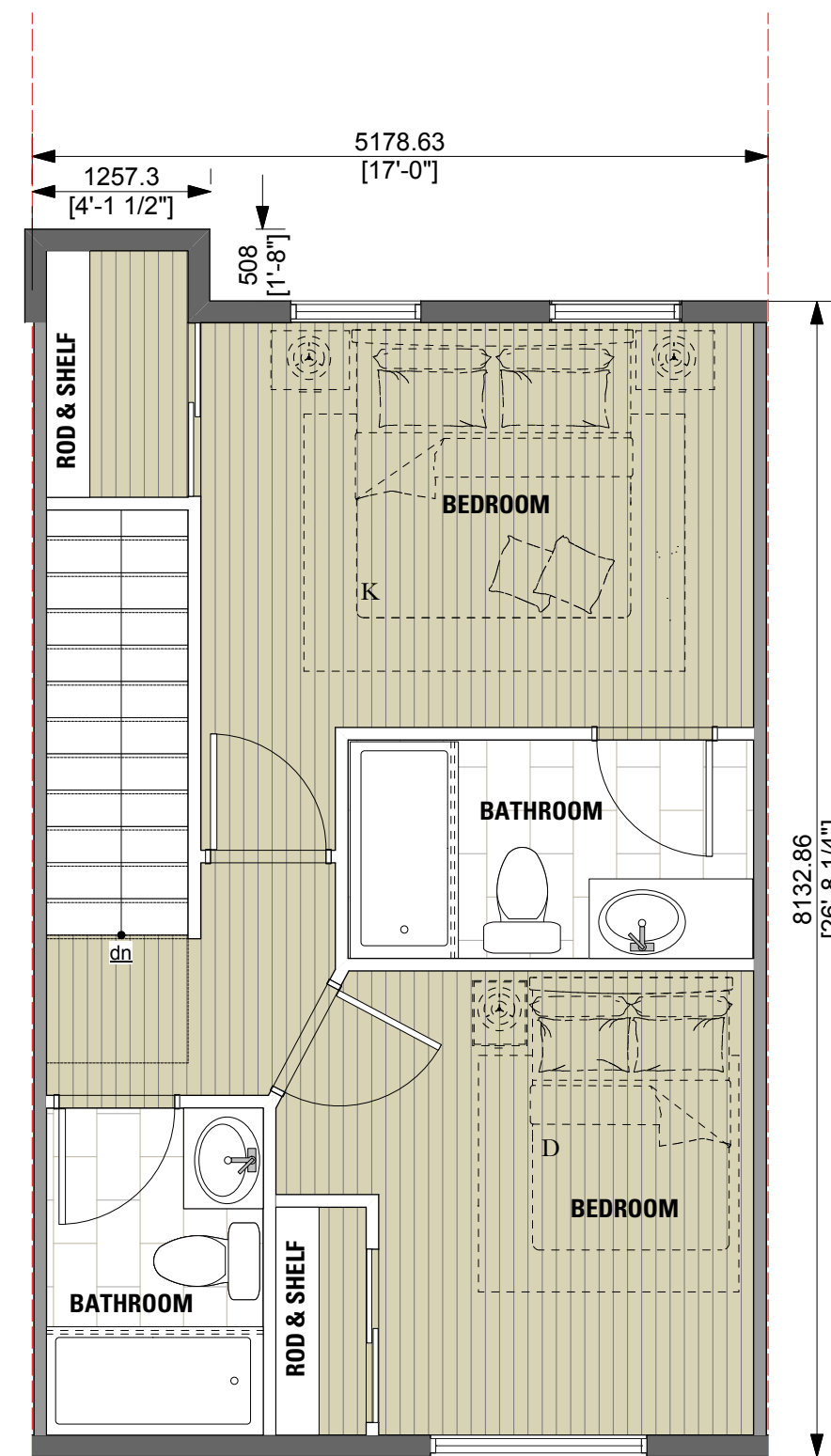
3 Type A- 3rd Floor Plan
Scale: 1:50



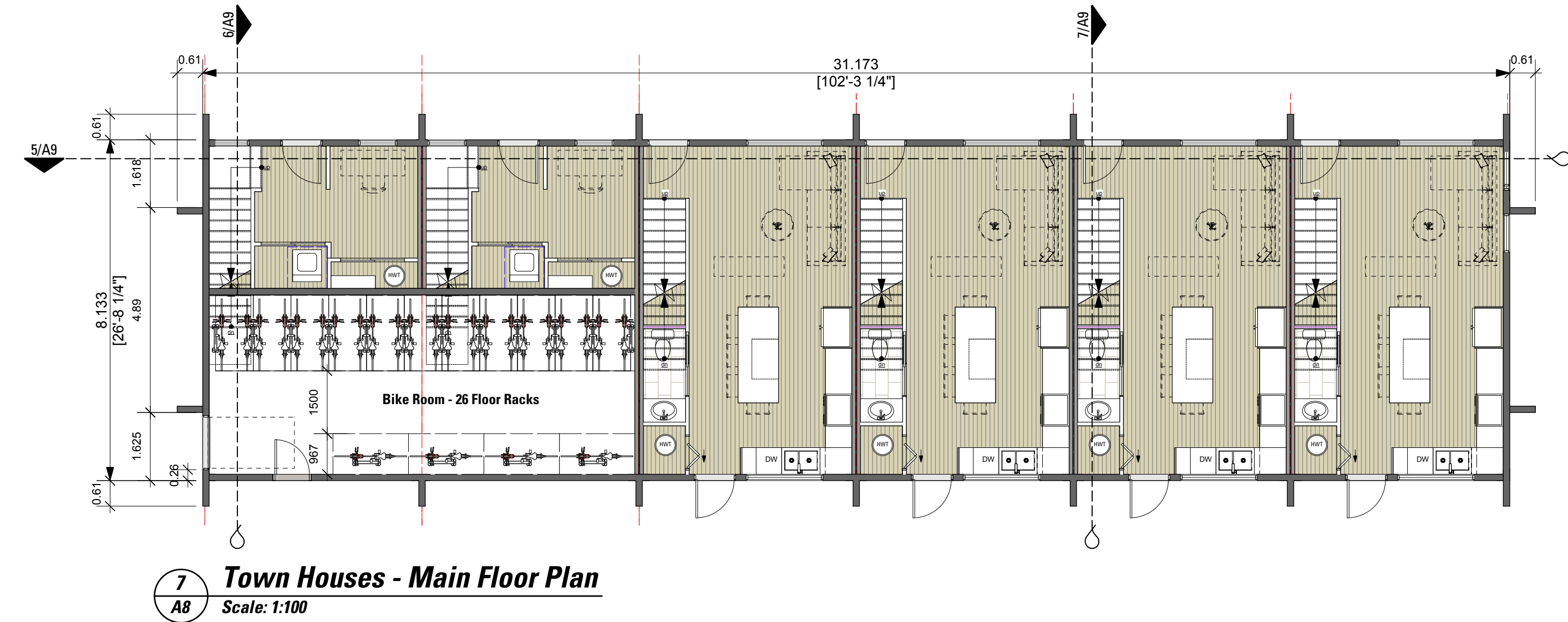
4 Type B- Main Floor Plan & Bike Storage
Scale: 1:50



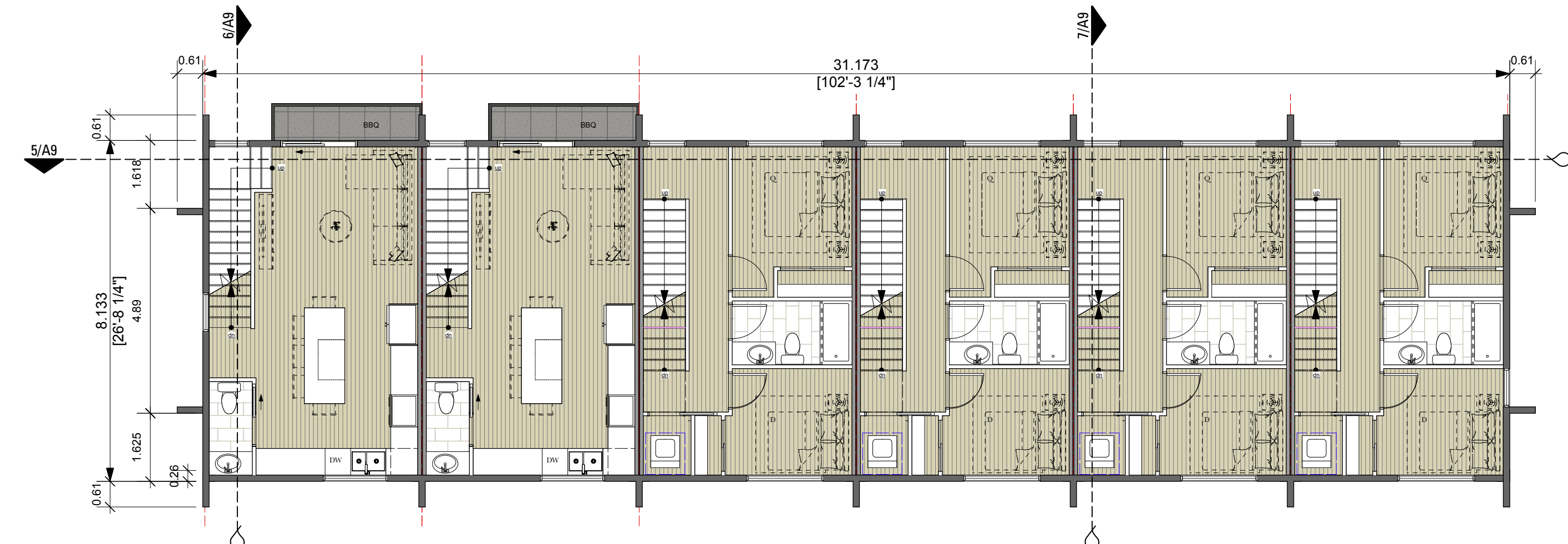
5 Type B- 2nd Floor Plan
Scale: 1:50



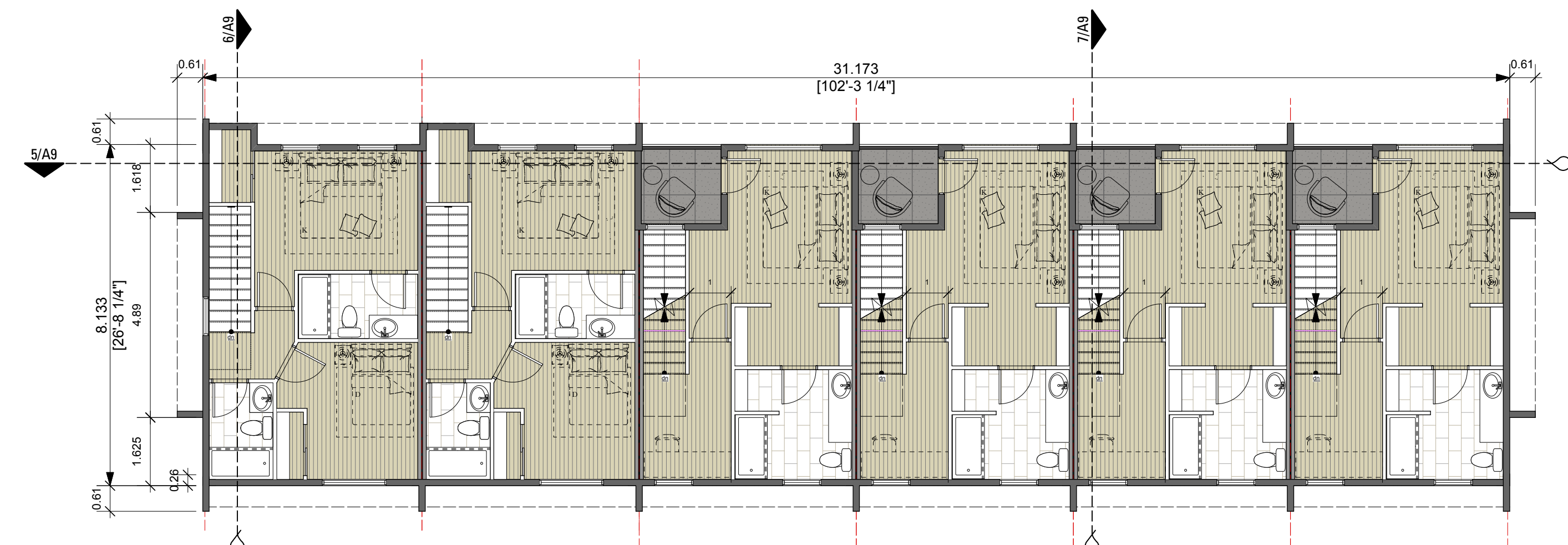
6 Type B- 3rd Floor Plan
Scale: 1:50



7 Town Houses - Main Floor Plan
Scale: 1:100



8 Town Houses - Main Floor Plan
Scale: 1:100



9 Town Houses - Main Floor Plan
Scale: 1:100

	Gross Floor Area:		
	Town house type A	Main Floor	42.1 m2 453 s.f.
		2nd Floor	42.1 m2 453 s.f.
		3rd Floor	38.4 m2 413 s.f.
	Total		122.6 m2 1,320 s.f.
	Gross Floor Area:		
	Town house type B	Main Floor	18.8 m2 202 s.f.
		2nd Floor	42.1 m2 453 s.f.
		3rd Floor	42.8 m2 460 s.f.
	Total		103.8 m2 1,118 s.f.
Total Gross Floor Area:		Main Floor	206.6 m2 2,224 s.f.
Town houses		2nd Floor	253.5 m2 2,729 s.f.
		3rd Floor	240.2 m2 2,586 s.f.
		Total	700.3 m2 7,538 s.f.

TOWN HOUSE- UNIT TYPES

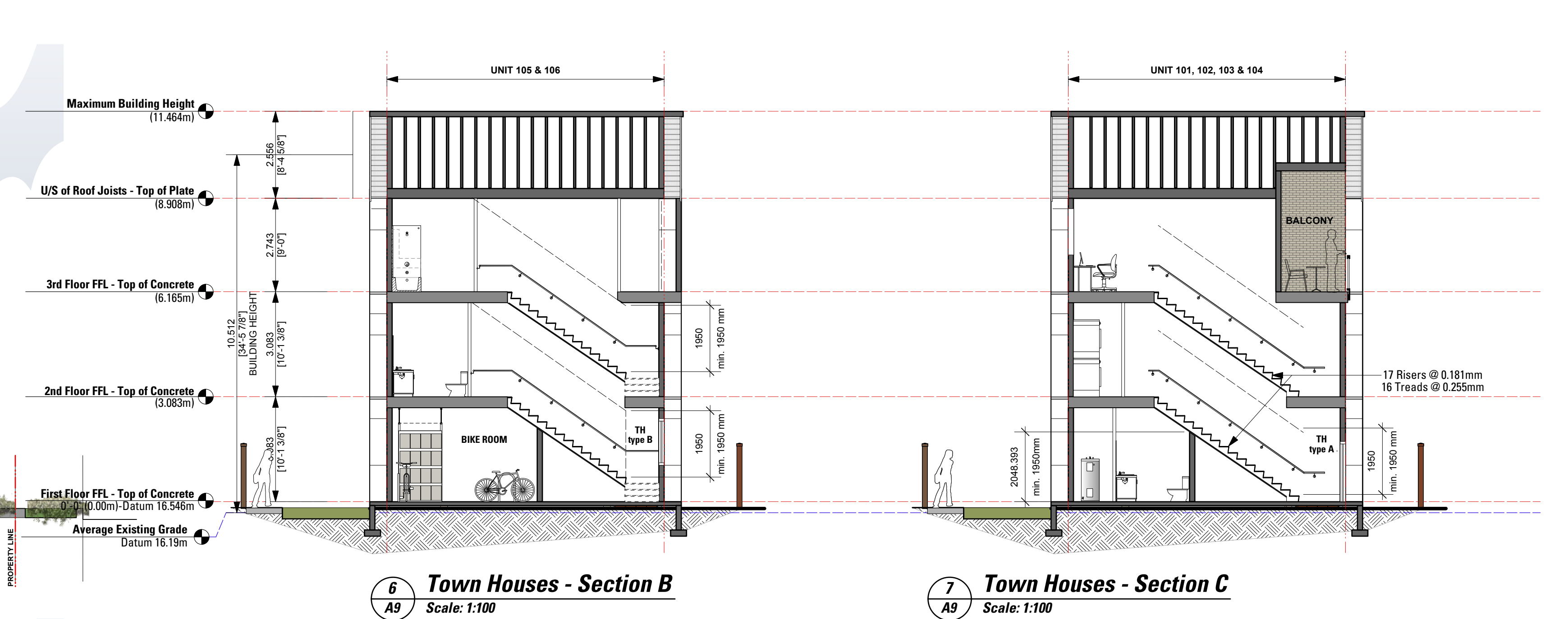
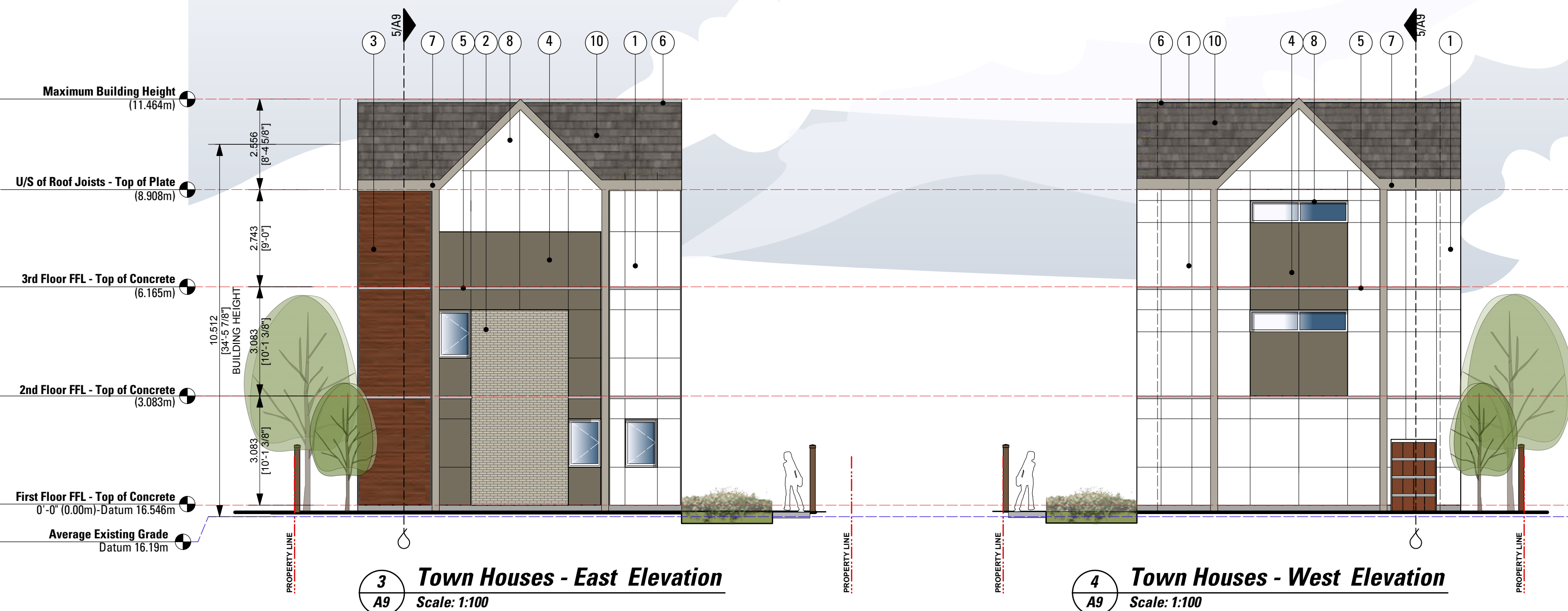
PROPOSED RESIDENTIAL DEVELOPMENT

2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
VICTORIA, B.C.

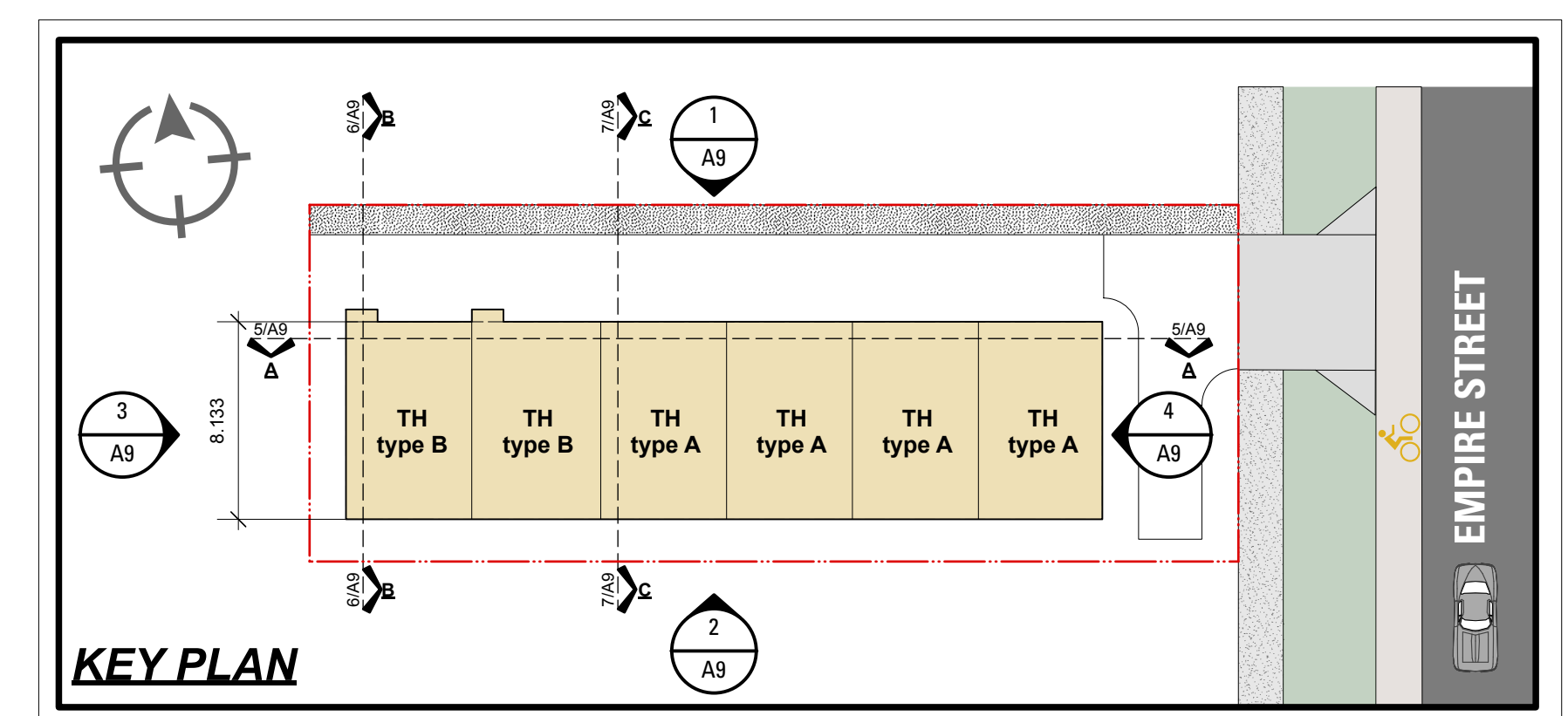
A.8

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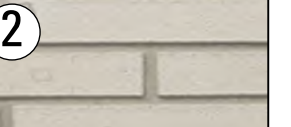
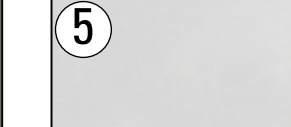
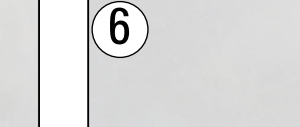
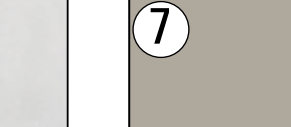
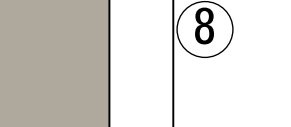
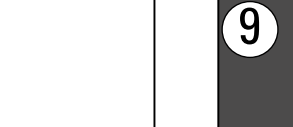
Materials Key									
1-Fibre Cement Siding	Smooth panel - JH Arctic White	6-Metal Flashing	Prefinished Steel - Galvalume						
2-Brick Slip Cladding	Light Texture - Milwaukee SS3974	7-Metal Fencing	Prefinished Steel - Stone Grey						
3-Fibre Cement Siding	Alure - Dark Rose wood	8-Window Door Trim	White						
4-Fibre Cement Siding	Smooth panel - Timber Bark 40 30	9-Balcony Railing System	Prefinished Aluminium - Tempered Glass - Charcoal						
5-Cross Cavity	Prefinished Steel - Galvalume	10-Roof.	Asphalt shingle - Charcoal Grey						
1	2	3	4	5	6	7	8	9	10

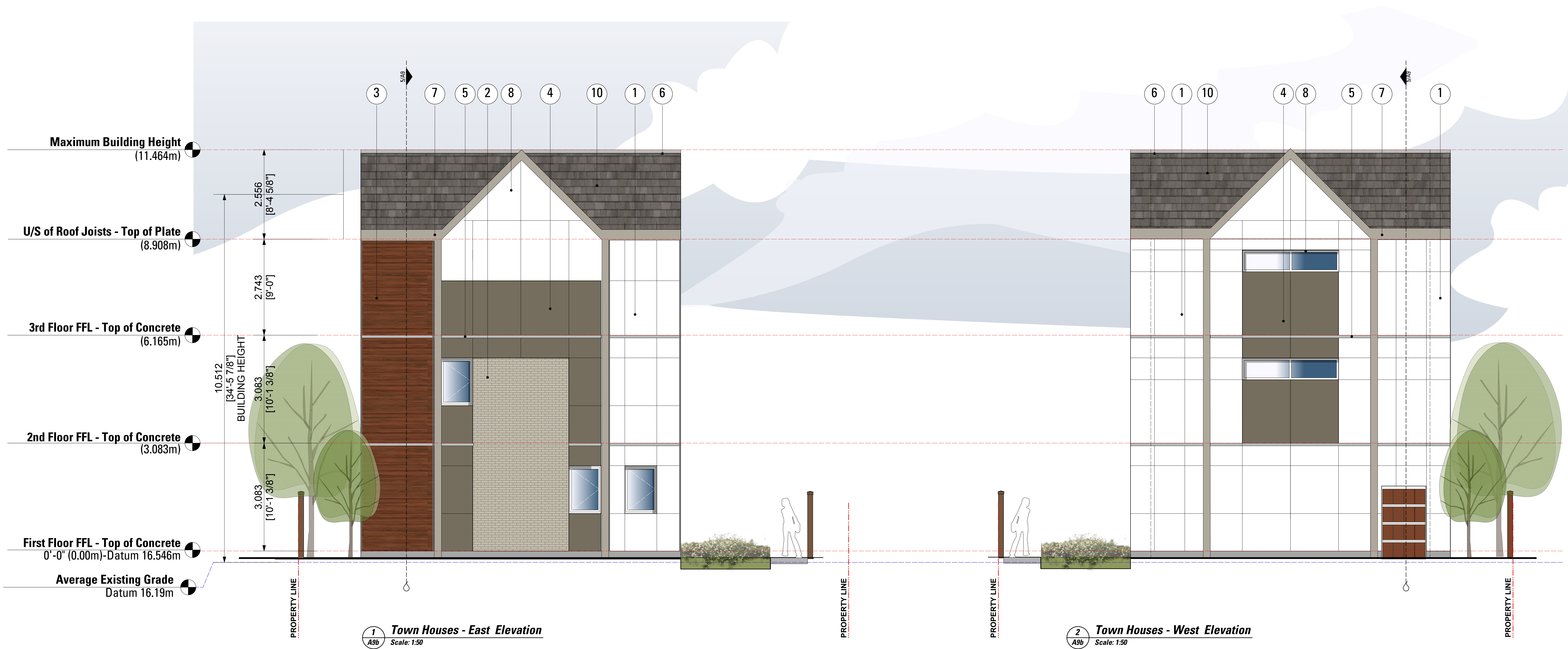




1 Town Houses - North Elevation
A9a Scale: 1:50

Materials Key

1-Fibre Cement Siding	Smooth panel - JH Arctic White	6-Metal Flashing	Prefinished Steel - Galvalume						
2-Brick Slip Cladding	Light Texture - Milwaukee S9.5974	7-Metal Fascias	Prefinished Steel - Stone Grey						
3-Fiber Cement Siding	Allure - Dark Rose wood	8-Window/ Door Trim	'White'						
4-Fibre Cement Siding	Smooth panel - Timber Bark 40-30	9-Balcony Railing System.	Prefinished Aluminum - Tempered Glass - Charcoal						
5-Cross Cavity	Prefinished Steel - Galvalume	10- Roof.	Asphalt shingle - Charcoal Grey						
									



Materials Key

1-Fibre Cement Siding	Smooth panel - JH Arctic White	6-Metal Flashing	Prefinished Steel - Galvalume
2-Brick Slip Cladding	Light Texture - Milwaukee S9.5974	7-Metal Fascias	Prefinished Steel - Stone Grey
3-Fiber Cement Siding	Allure - Dark Rose wood	8-Window/ Door Trim	'White'
4-Fibre Cement Siding	Smooth panel - Timber Bark 40-30	9-Balcony Railing System.	Prefinished Aluminum - Tempered Glass - Charcoal
5-Cross Cavity	Prefinished Steel - Galvalume	10- Roof.	Asphalt shingle - Charcoal Grey

1	2	3	4	5	6	7	8	9	10



2525, 2529, 2533 COOK STREET
 2522 EMPIRE STREET
 V I C T O R I A , B . C .

PROPOSED RESIDENTIAL DEVELOPMENT

A10
 Date: November, 20th, 2024

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1
A11 **West Elevation (Empire Street)**
Scale: 1:125

MARCH & SEPTEMBER

AVERAGE TEMP. 11° /6°

AVERAGE TEMP. 18° /11°

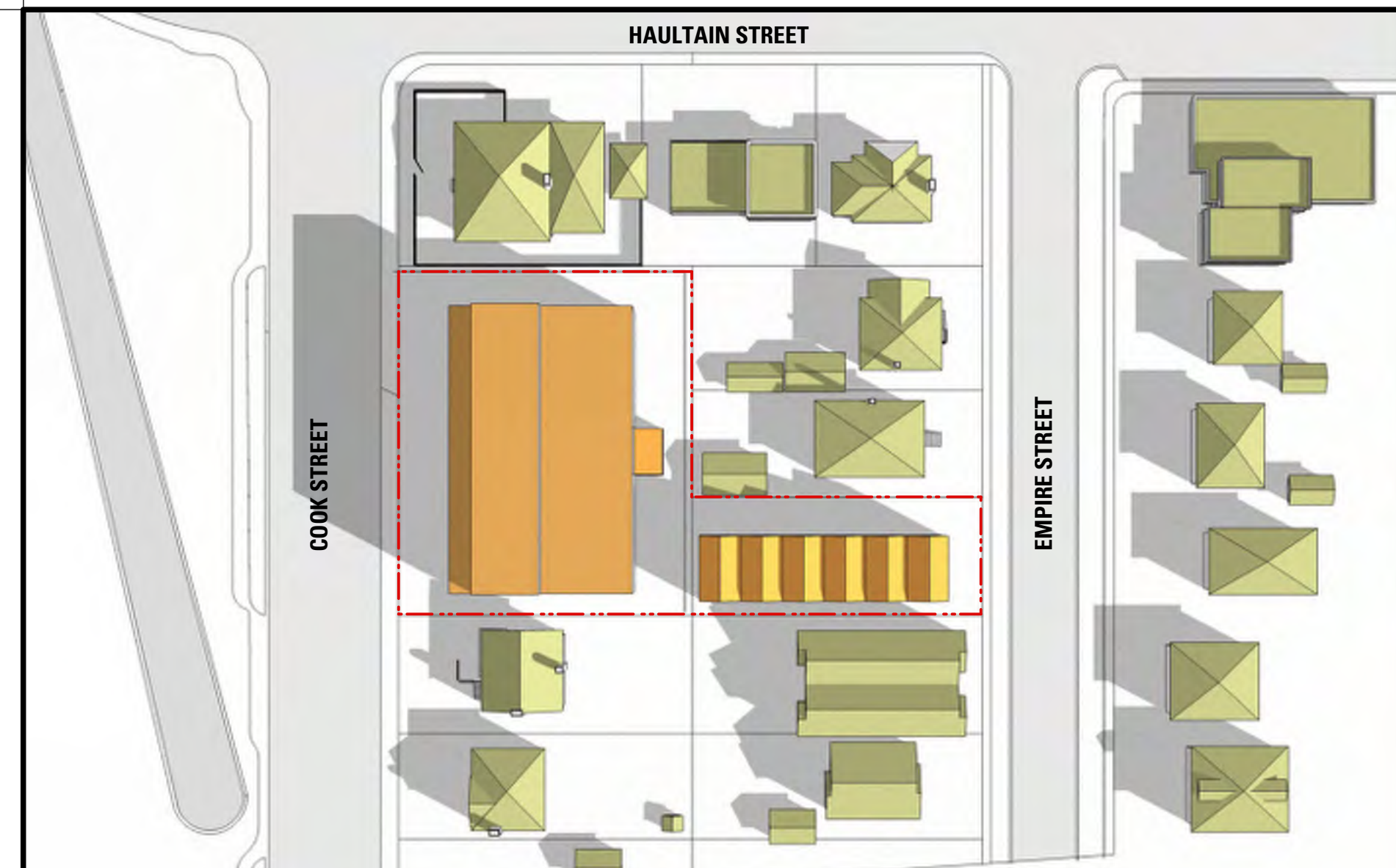
JUNE

AVERAGE TEMP. 18° /12°

DECEMBER

AVERAGE TEMP. 8° /4°

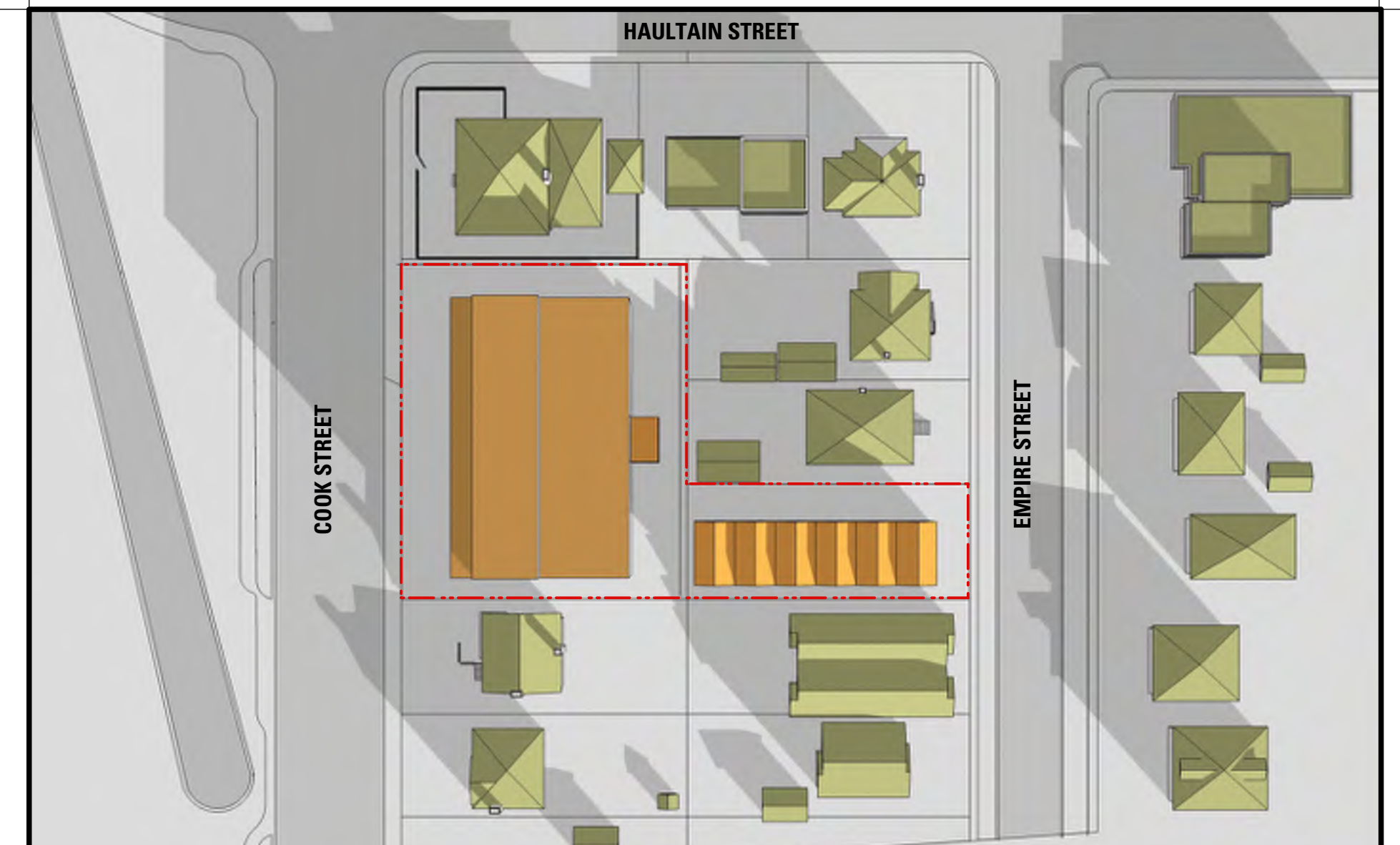
09:00 AM



09:00 AM MARCH 21ST
09:00 AM SEPTEMBER 21ST



09:00 AM JUNE 21ST

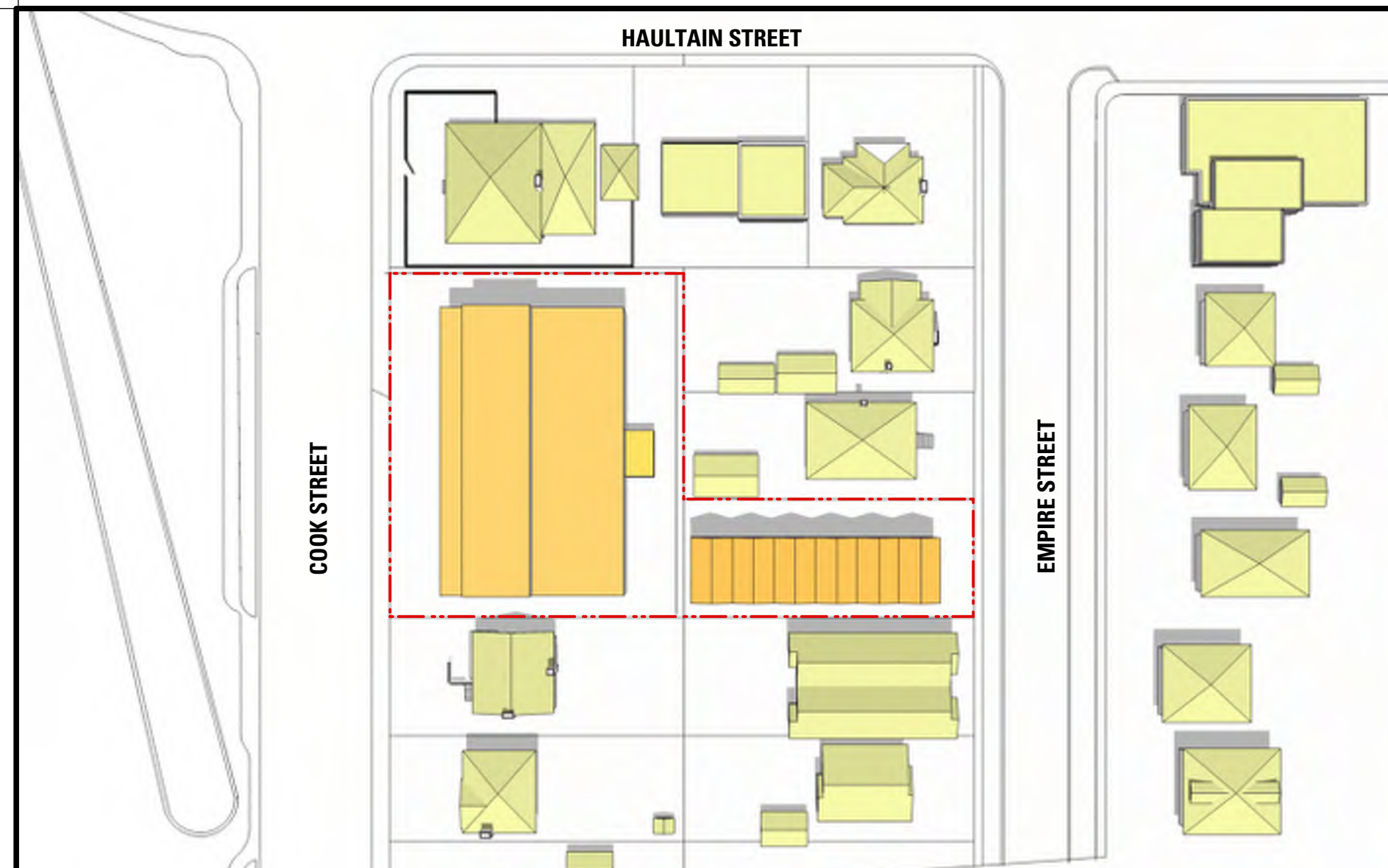


09:00 AM DECEMBER 21ST

12:00 PM



12:00 PM MARCH 21ST
12:00 PM SEPTEMBER 21ST

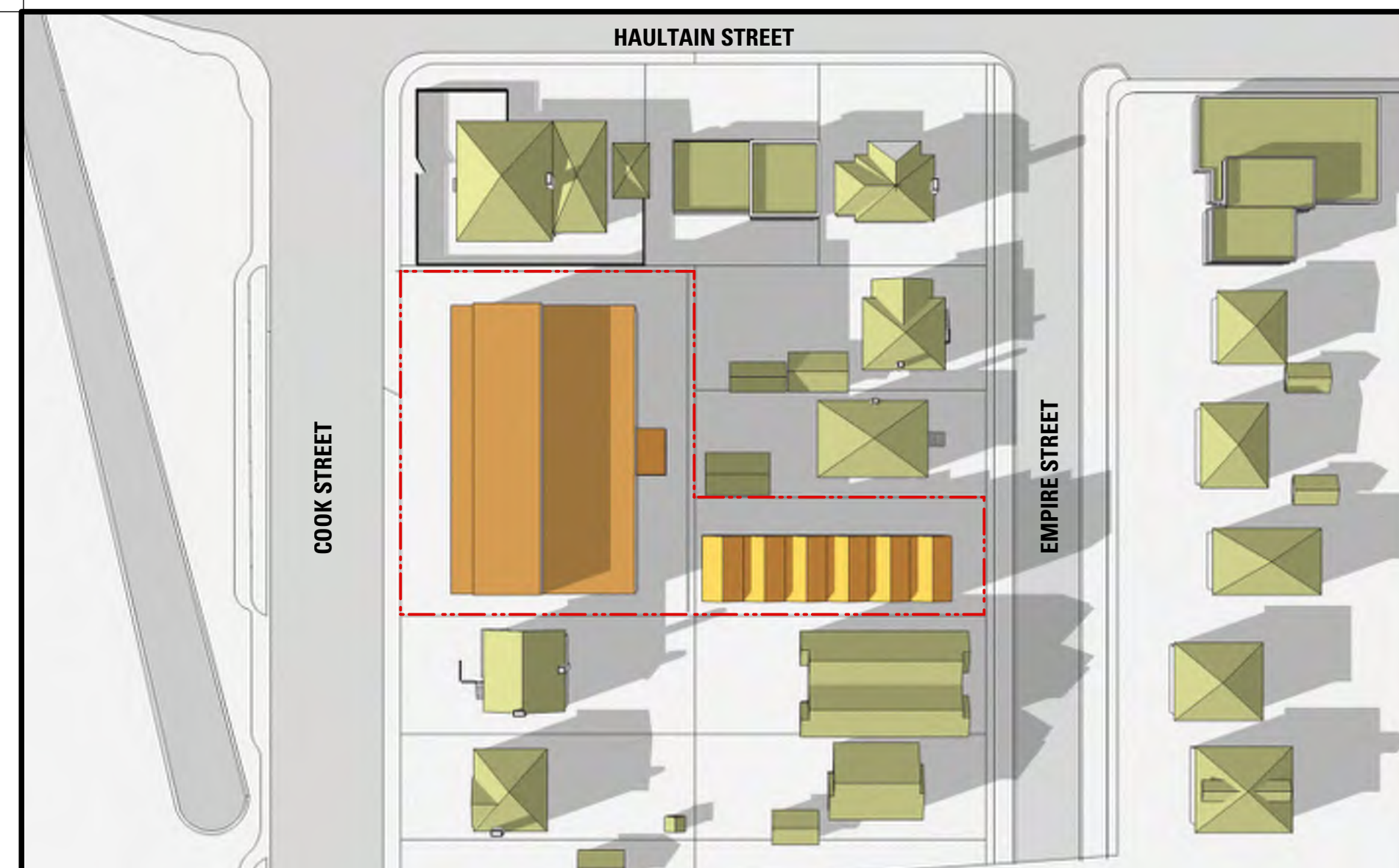
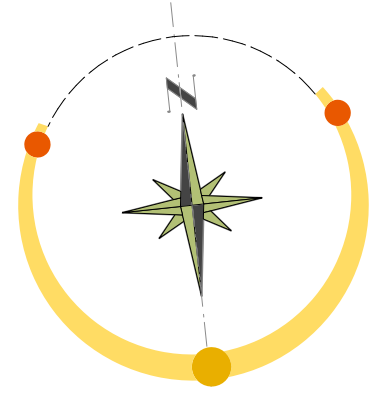


12:00 PM JUNE 21ST

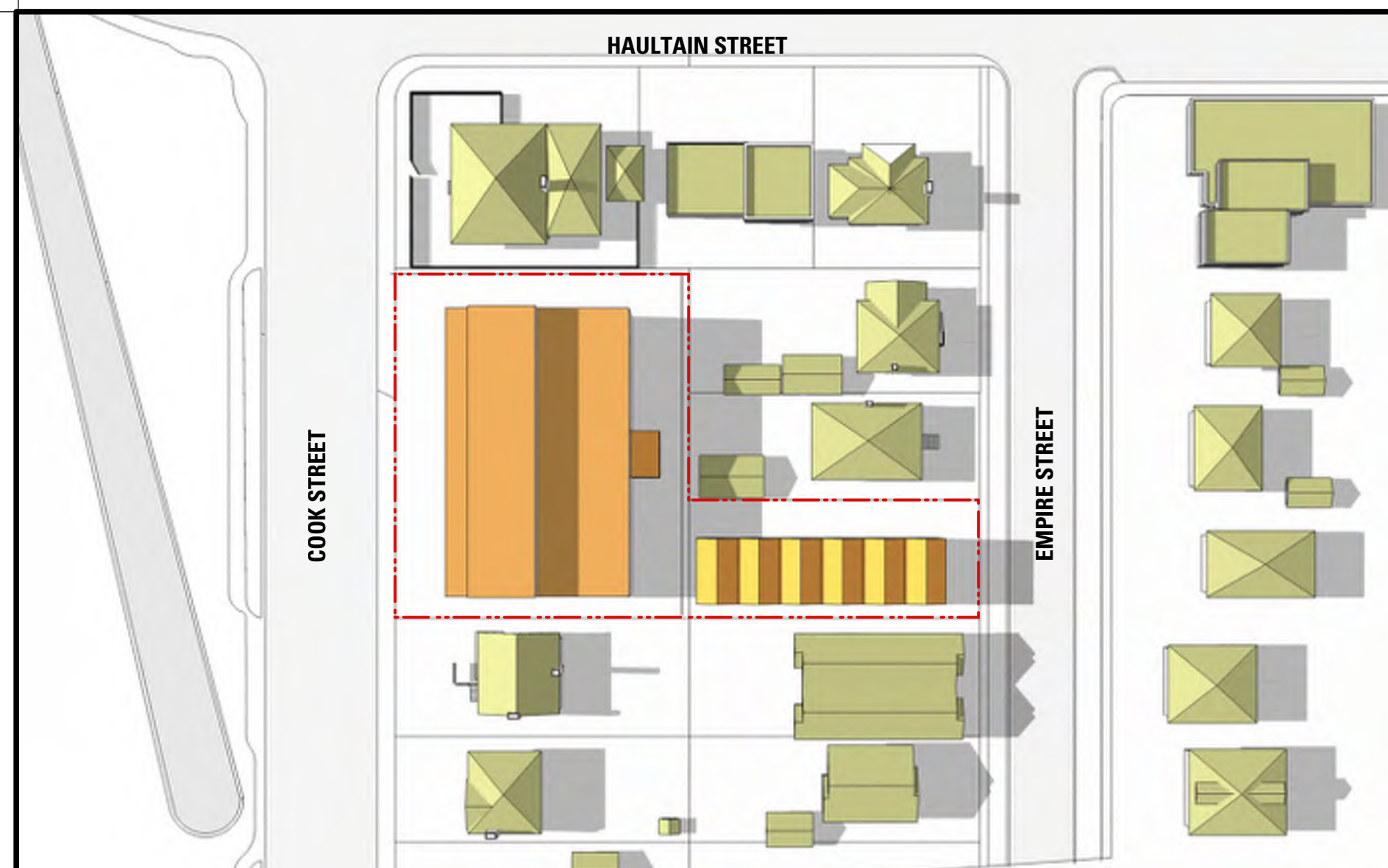


12:00 PM DECEMBER 21ST

04:00 PM



04:00 PM MARCH 21ST
04:00 PM SEPTEMBER 21ST



04:00 PM JUNE 21ST



04:00 DECEMBER 21ST

2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
VICTORIA, B.C.

PROPOSED RESIDENTIAL DEVELOPMENT

■ SUBJECT BUILDINGS & TOWN HOUSES ■ NEIGHBORHOOD EXISTING BUILDINGS ■ STREET

A.12

Date: November, 12th, 2024

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