Revisions

**Received Date:** 

**December 30, 2020** 

## Commercial / Residential Development - 1150 Cook Street, Victoria BC



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 DPA 3(HC) - Core Mixed-use residential Existing Zoning Proposed Zoning Existing Use Restaurant Retail & Residential Proposed Use 1,009.20 sm Proposed FSR 7.78 Residential Commercial Bicycle Parking (long-term) 1 space/ Units < 45m2 1.25 space/ Units > 45m2 Bicycle Parking (short-term) 0.1 / dwelling unit **Physical Form** Height of Building Number of Storeys **Building Setbacks** L 02 & 03 Front Yard (Cook Street) 0.5 m Rear Yard Side Yard North Side Yard South

NSDA

6 m

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Commercial / Residential Development 1150 Cook Street Victoria, BC

Sheet Title
Cover Sheet

Project Number 19004 Scale 1:500 Sheet Number

### Project Team

DEVELOPER

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T:(250) 882 8568

Context Plan Sc.1:750

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STRUCTURAL

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501-510 Burard St., Vancouver,

BC, V6C 3A8

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Ryzuk Geotechnical

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BC, V8Z 1S3

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300- 1245 Esquimalt Rd., Victoria, BC, V9A 3P2 T: (250) 384 4128

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Drawing List

Combined Side Yards

Total Commercial Floor Area

Total Residential Floor Area

Total Number of Residential Units

<u>Architectural</u>						
A-00	Cover Sheet	A-101	P2 & P1 Parking Plan			
A-01	Context Images	A-102	Proposed Site / Main Floor Plan			
A-02	Street View Renderings	A-103	2nd & 3rd Floor Plan			
A-02a	Olympic Mountain View Study	A-104a	Level 04 & Typical Floor Level 0			
A-02b	Olympic Mountain View Study	A-105	Typical Floor Level 10 & 11			
A-03a	Artistic renderings	A-105	15 Floor & Roof Plan			
A-03b	Precedent Images	A-106	Average Grade Calculation			
A-04	Streetscapes & Aerial View		& Theoretical Density			
	of Proposed Development	A-301	East & North Elevation			
A-05	Shadow Analysis	A-302	South & West Elevation			
A-100a	Existing Site Survey	A-303	Podium Elevations			
		A-311	Section A, B & C			

<u>Landscape</u>

Preliminary Site Servicing

Landscape Plan

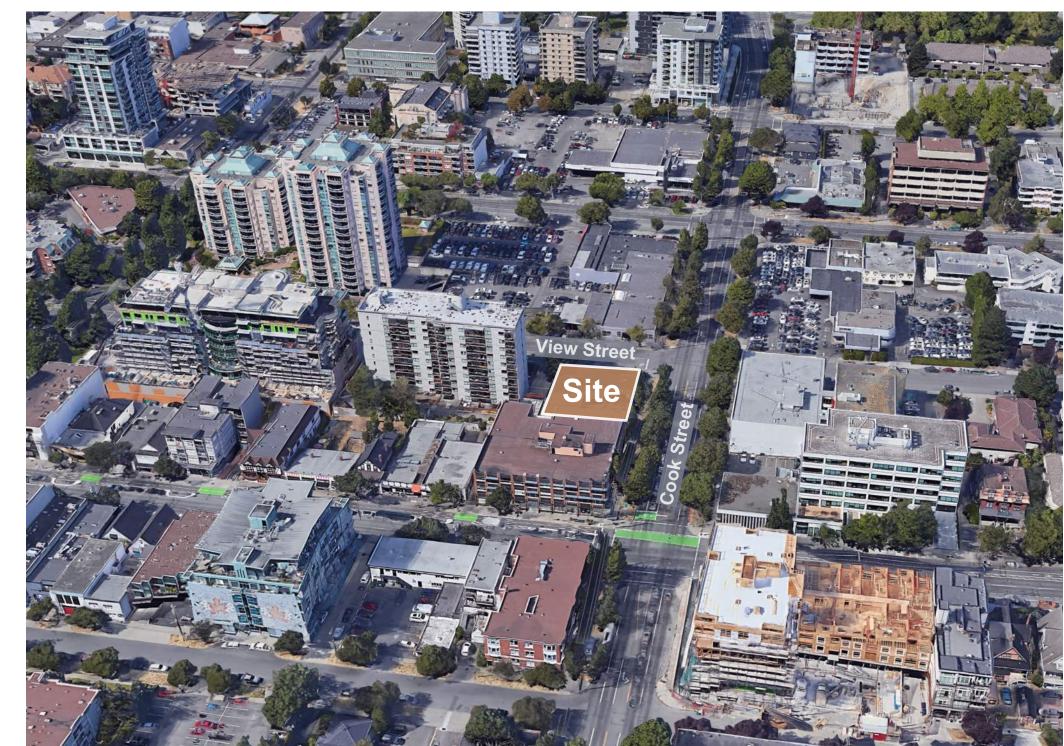
168.58 sm

7,686.87 sm

129



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



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Project
Commercial / Residential Deve

Commercial / Residential Development 1150 Cook Street Victoria, BC

Sheet Title

Context Images

Project Number 19004

Scale 1:500





A Cook Street Looking North

C Cook Street Looking South



B View Street Looking East



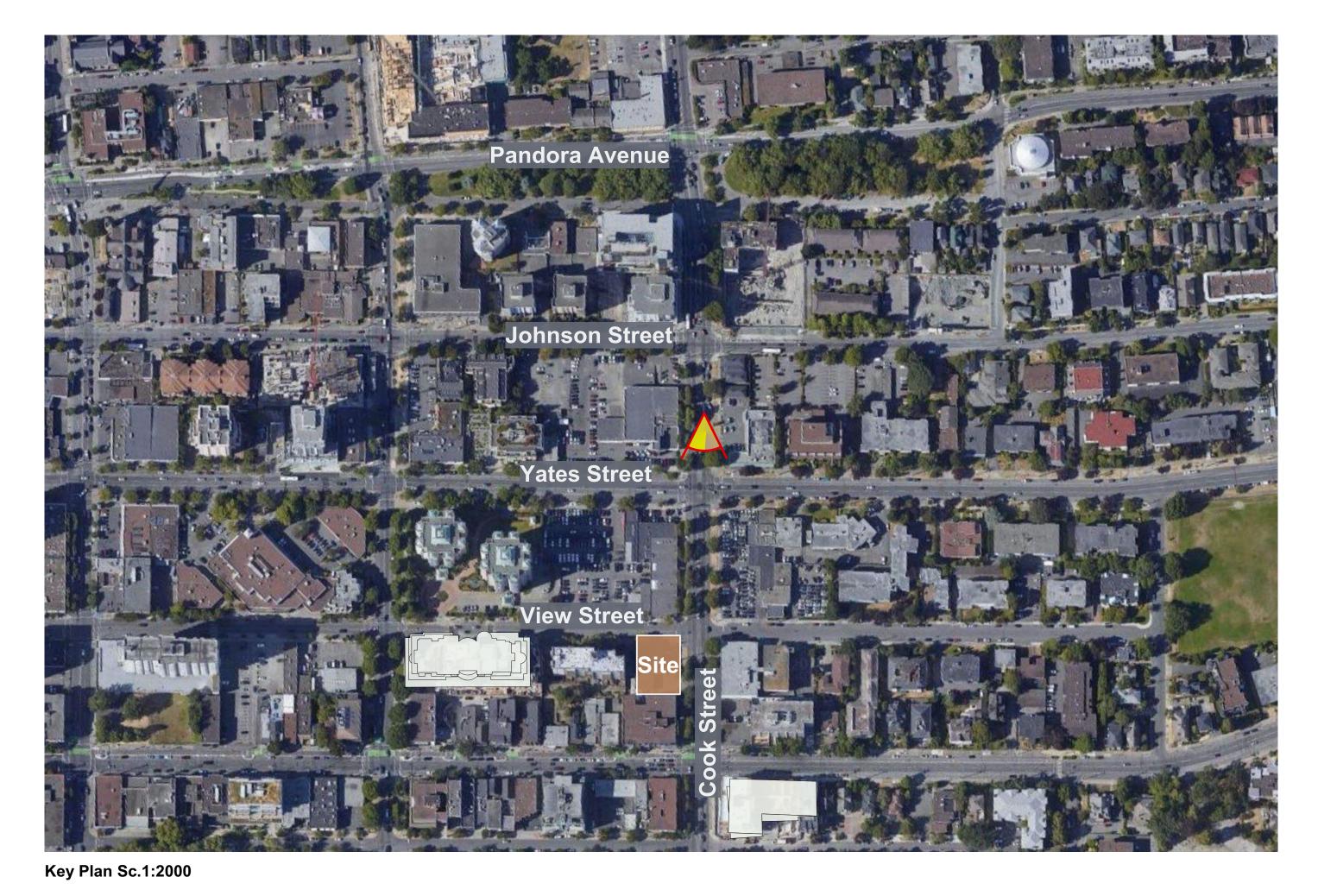


1150 Cook Street Victoria, BC

Street View Renderings

19004

D View Street Looking West



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

plane of 1:5 setback ratio

permitted R-48 buildable massing

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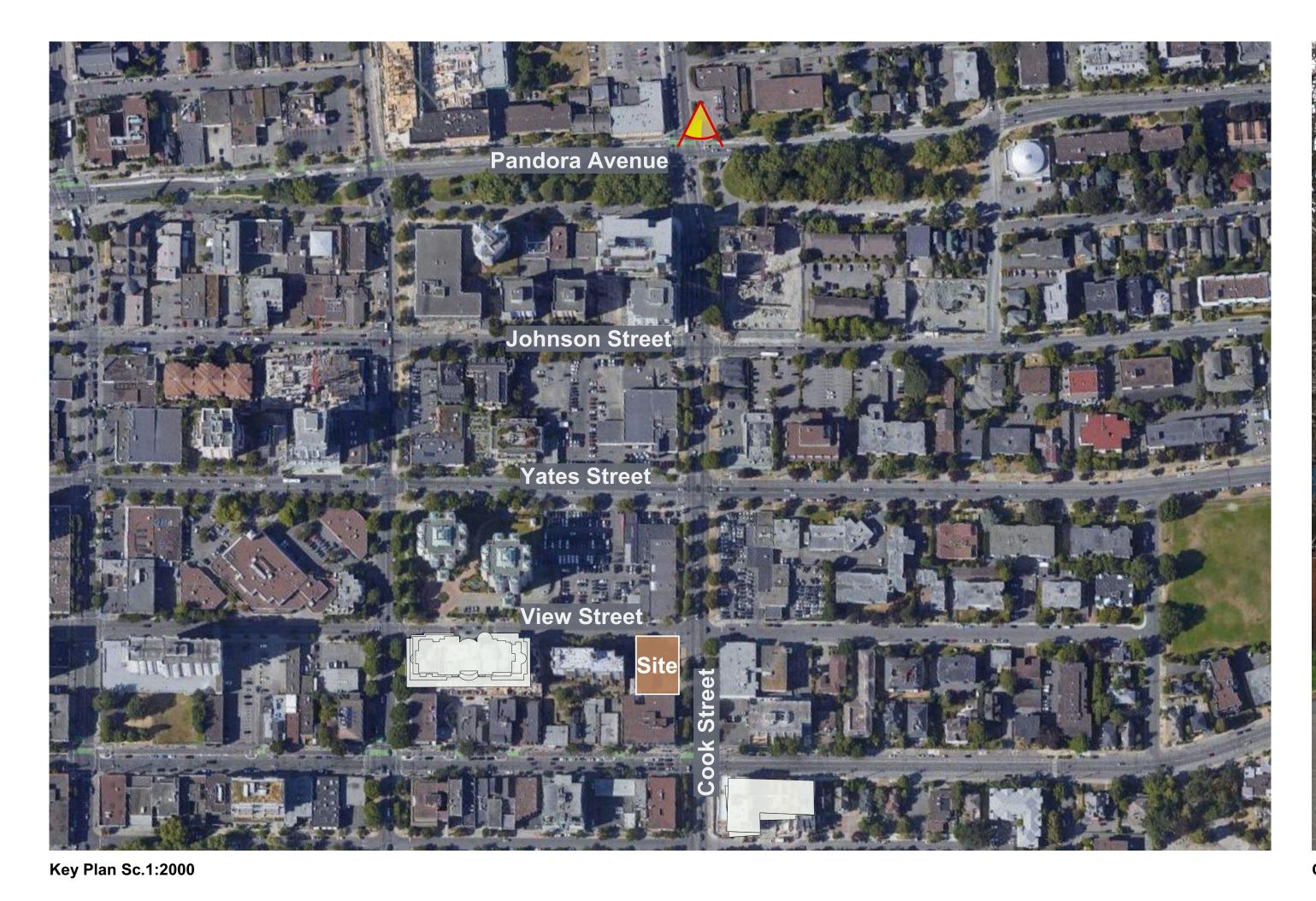
Commercial / Residential Development 1150 Cook Street

Victoria, BC

Olympic Mountains View Study

Project Number 19004

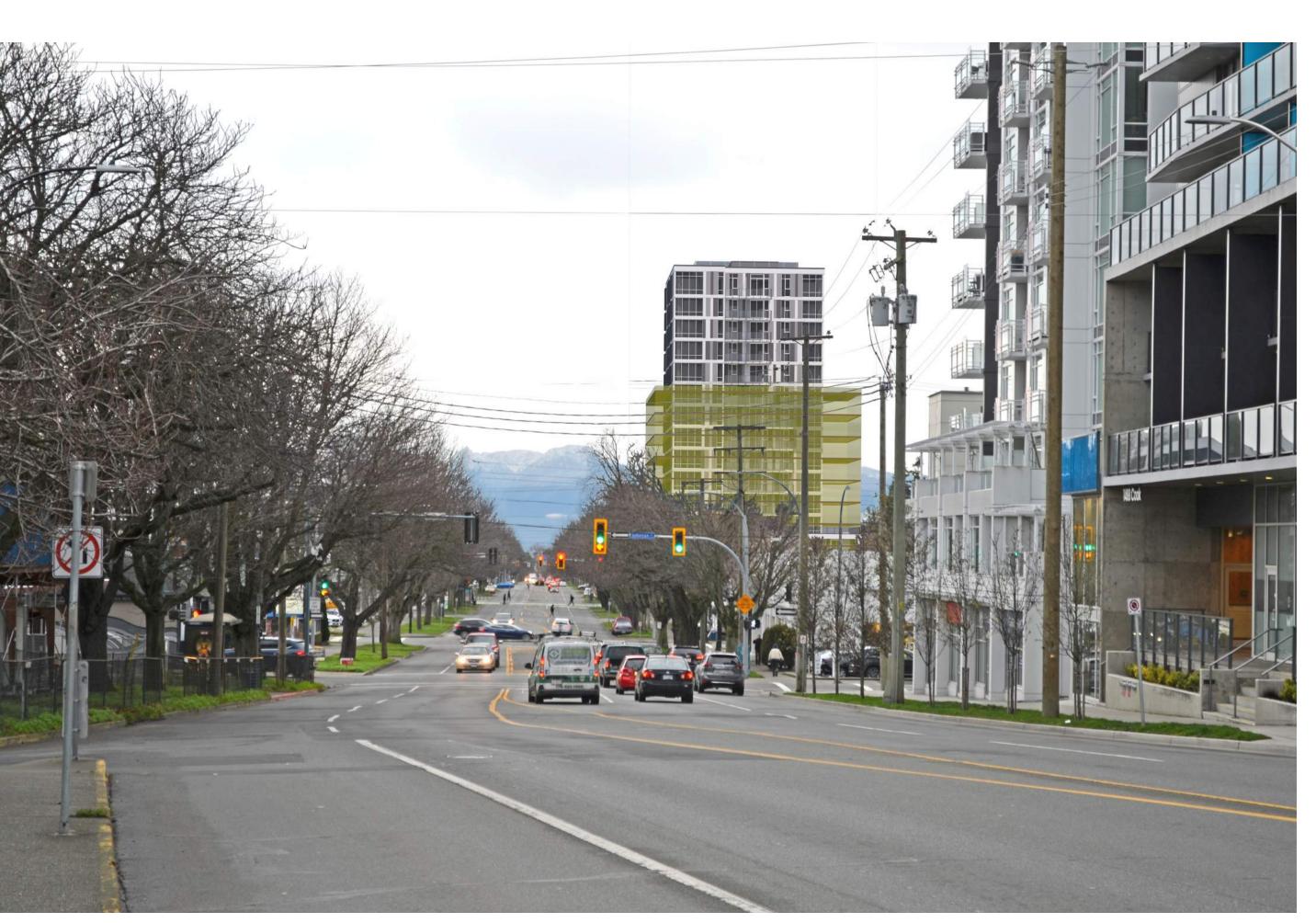
A-02a



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

plane of 1:5 setback ratio

permitted R-48 buildable massing

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Commercial / Residential Development 1150 Cook Street Victoria, BC

Olympic Mountains View Study

Project Number 19004

A-02b



\_ Wooden fence on neighbouring property to be replaced Concrete wall on neighbouring property to be maintained



Cook Street perspective looking SW - Daytime rendering



Street level view along Cook Street



Street level view from intersection of View & Cook Street

# NSDA ARCHITECTS

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Sheet Title Artistic renderings

Project Number 19004



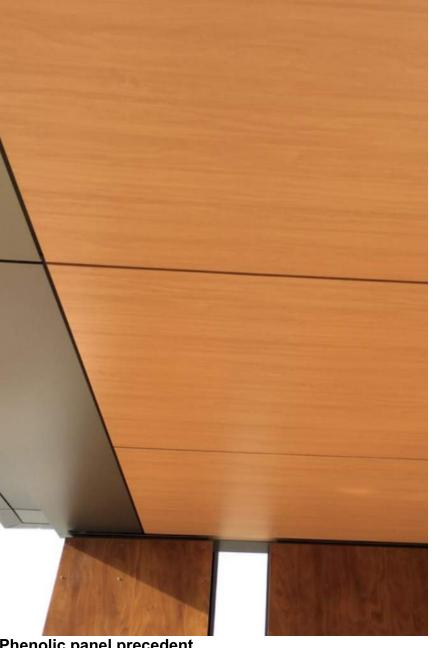








Aluminum composite panel precedent
Product proposed: Stac Bond or similar
Colors: Signal white, Light grey, Silver metallic, Titanium metallic, Carbon
Finishes: Matte - Acabado and Metallic



Phenolic panel precedent
Product proposed: Gentas or similar
Reference: 4600 Velur
Texture: Wood
Finish: Smooth





Boxed out juliet balcony precedent

## **ARCHITECTS**

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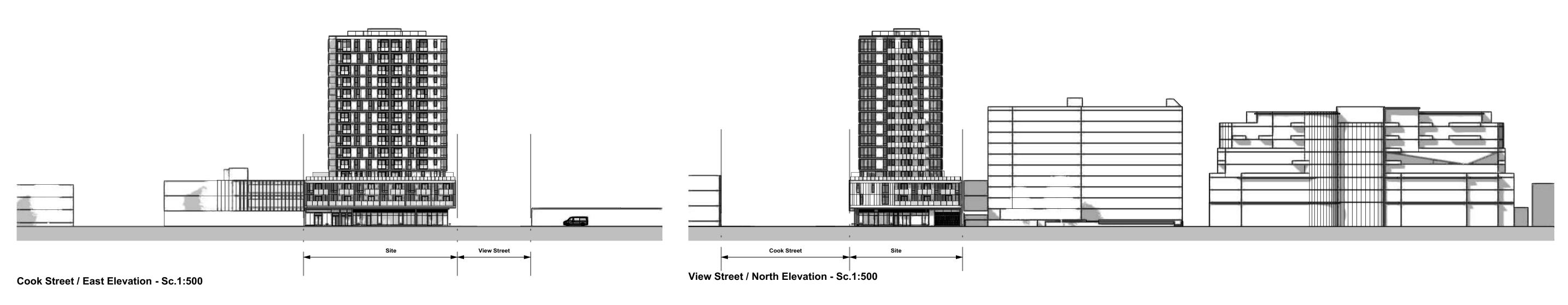
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Commercial / Residential Development 1150 Cook Street Victoria, BC

Sheet Title Precedent Images

Project Number 19004

Scale



DP resubmission



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Mixed-use Residential Development 1150 Cook Street Victoria, BC

Streetscapes & Aerial View of Proposed Development

Project Number 19004

As Shown



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

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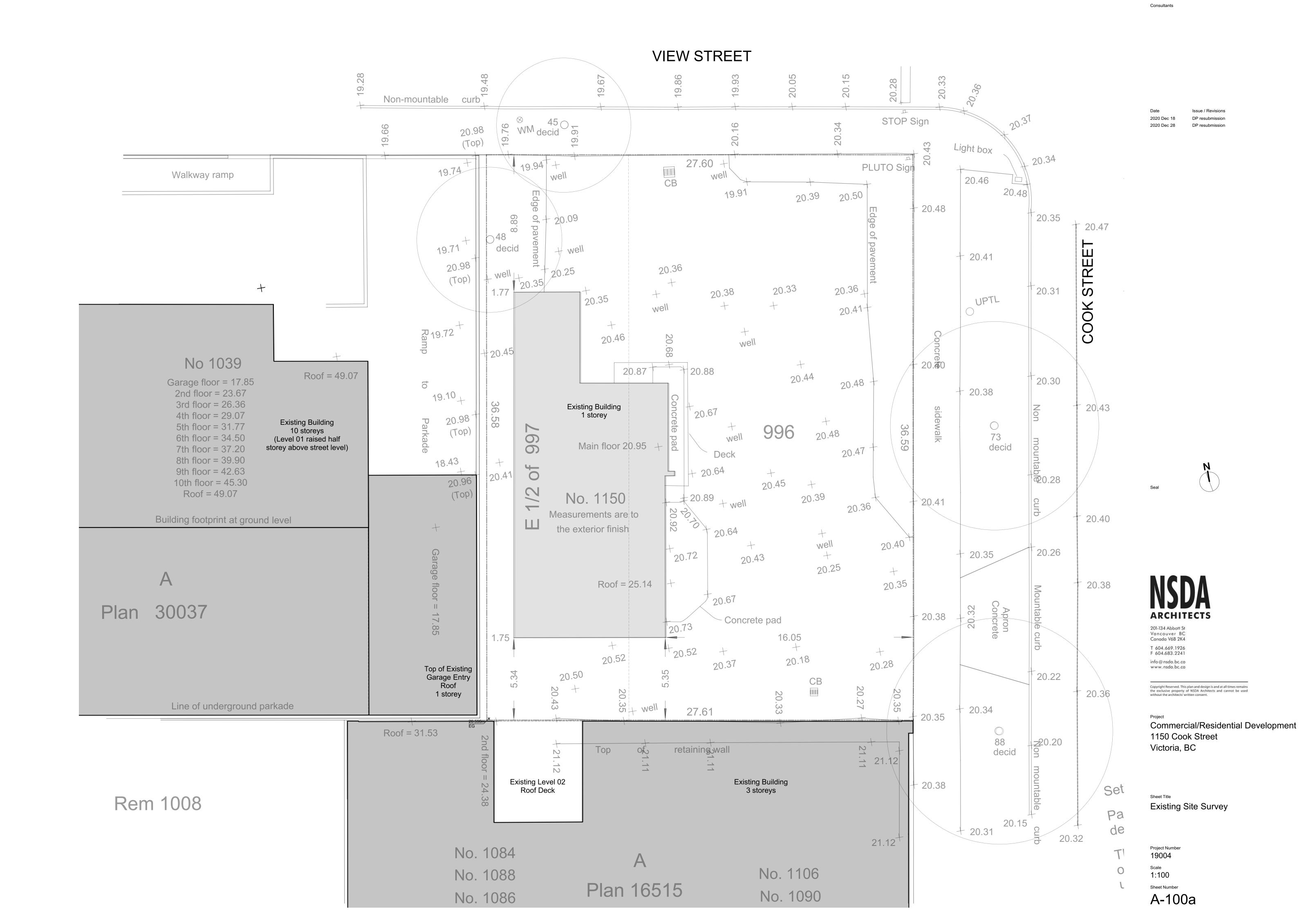
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Shadow Analysis

Project Number 19004 1:1250 Sheet Number

A-05





866.23

55.11

43.90

965.24

Services

Circulation

Project Number 19004
Scale 1:100

Sheet Number
A-101

869.73

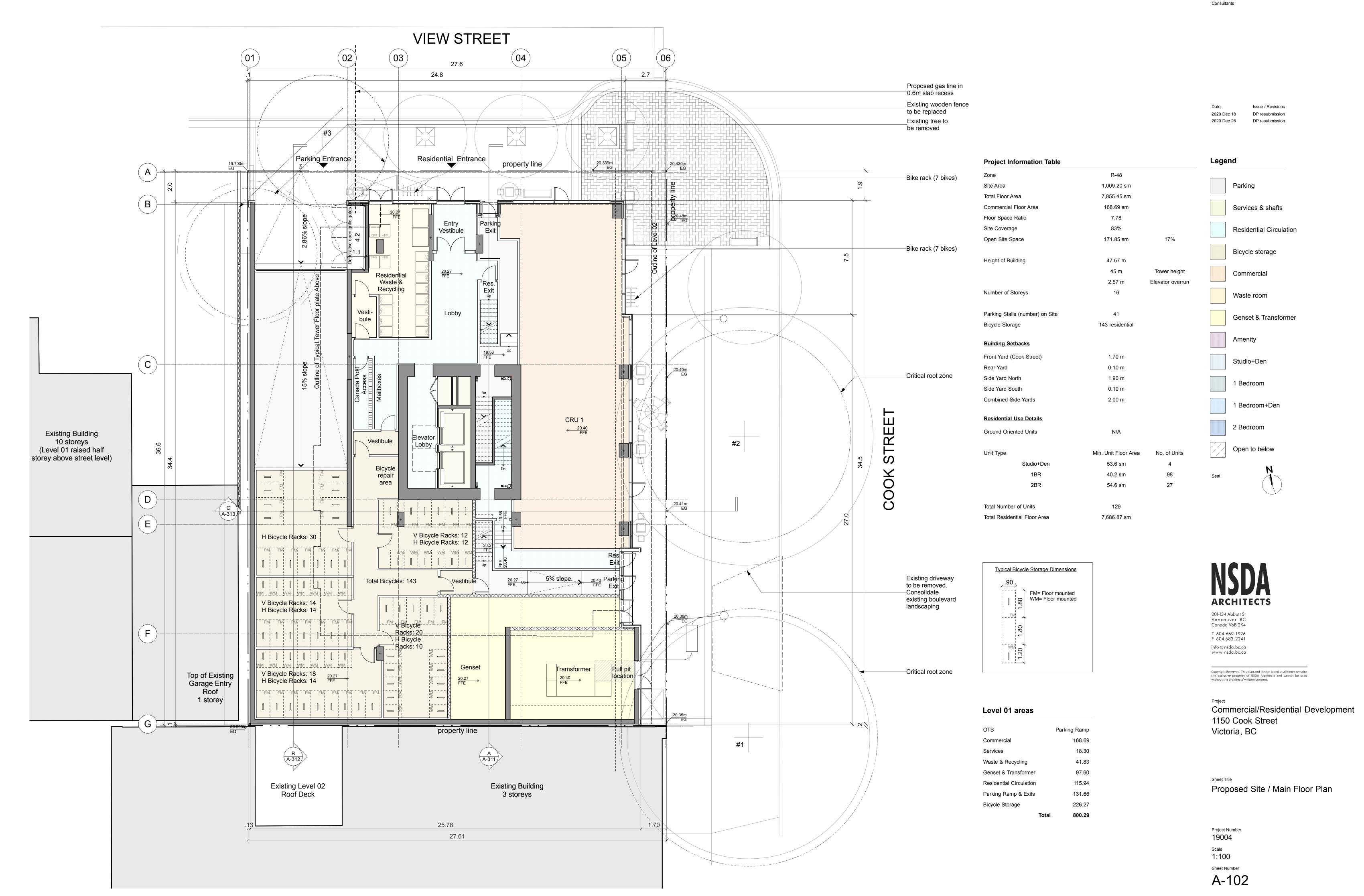
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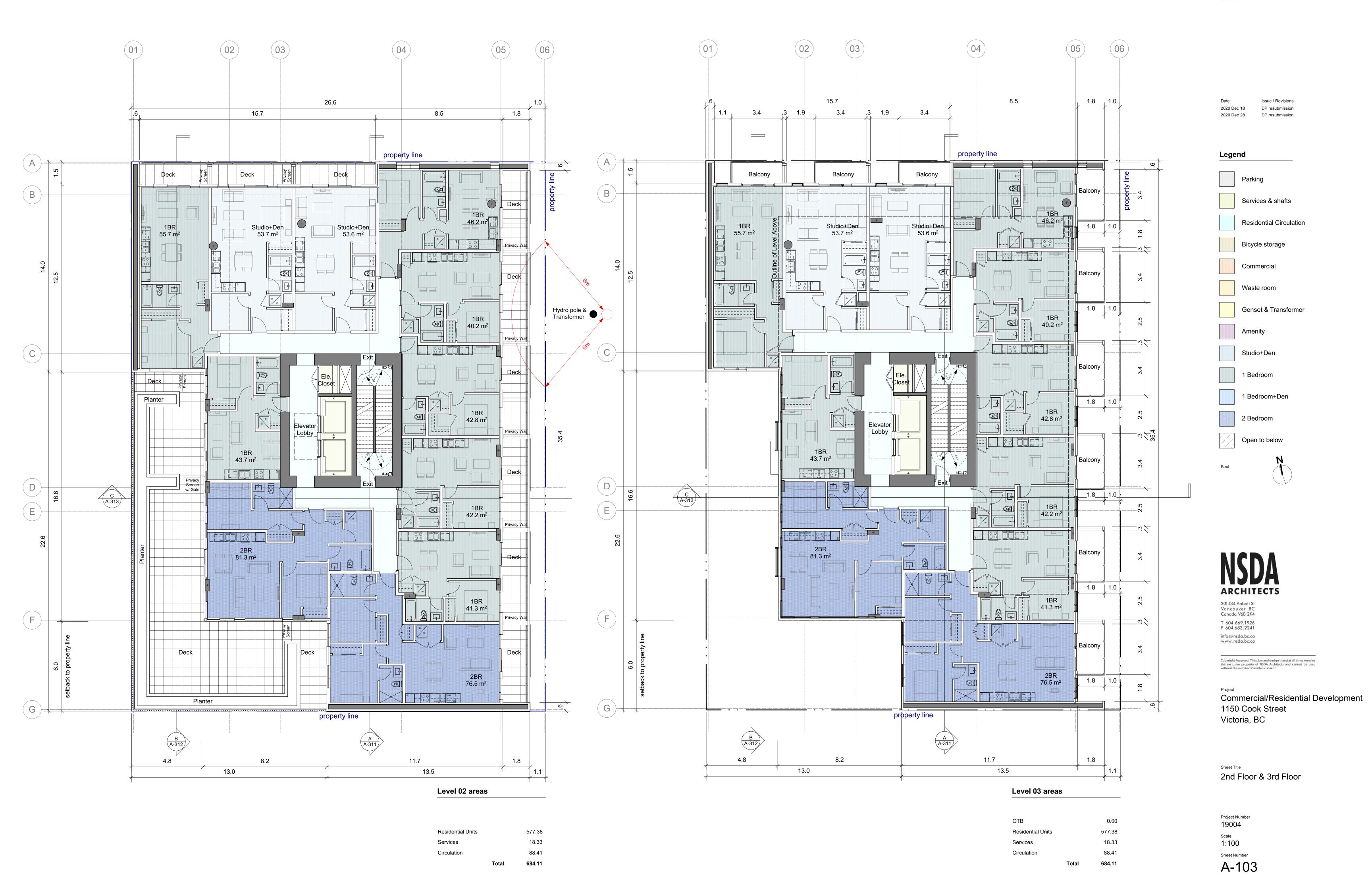
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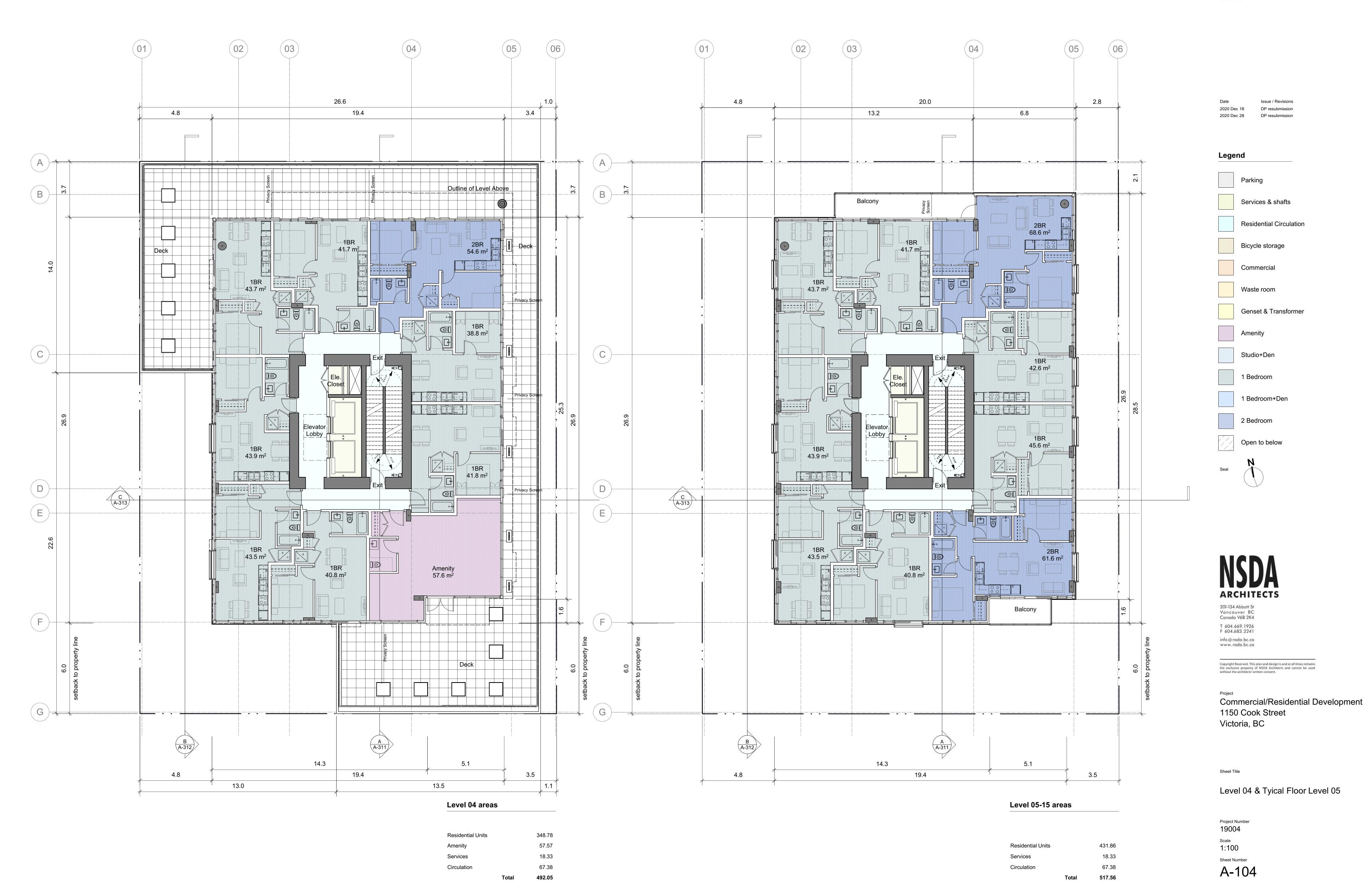
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Services

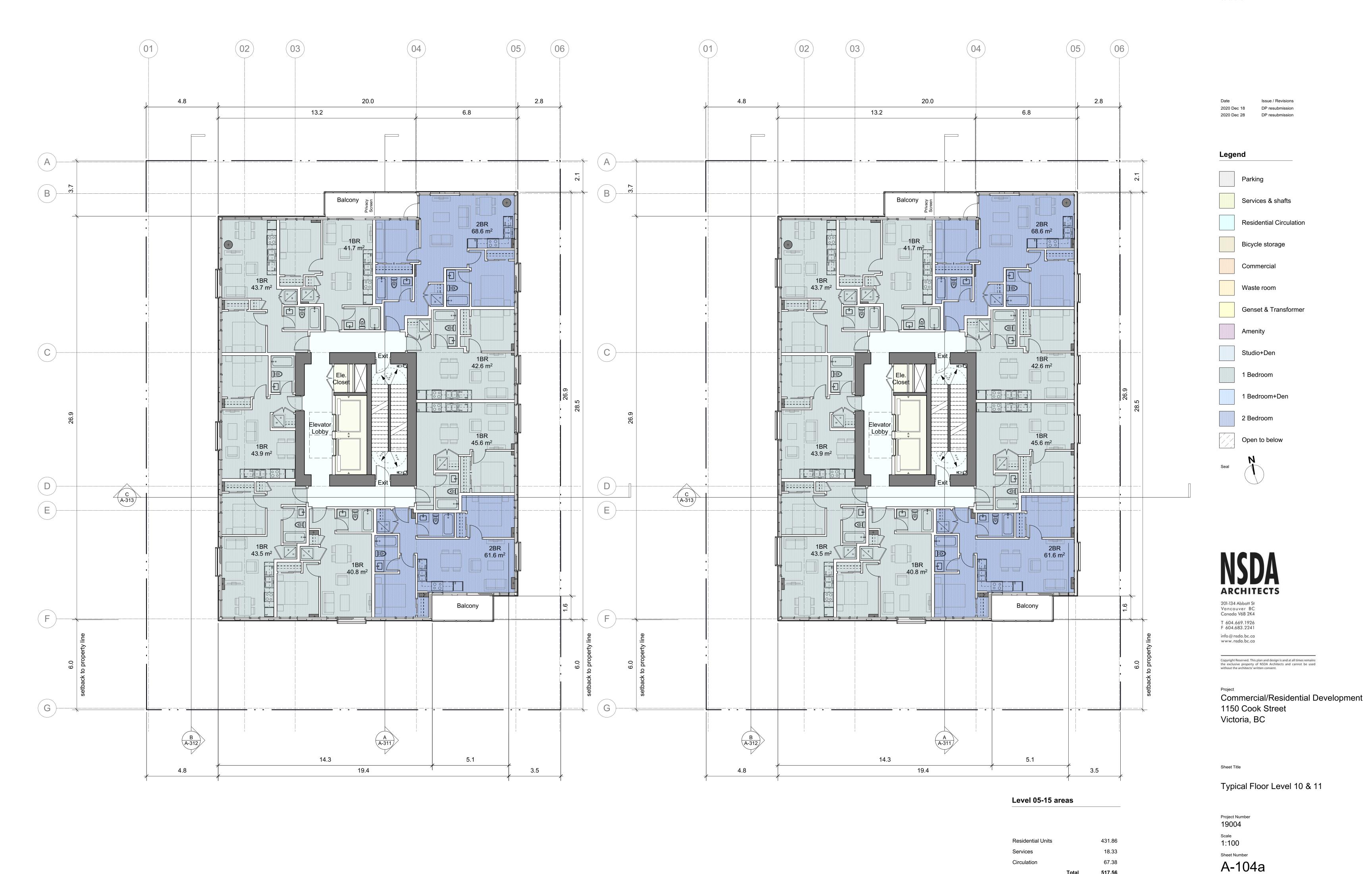
Circulation

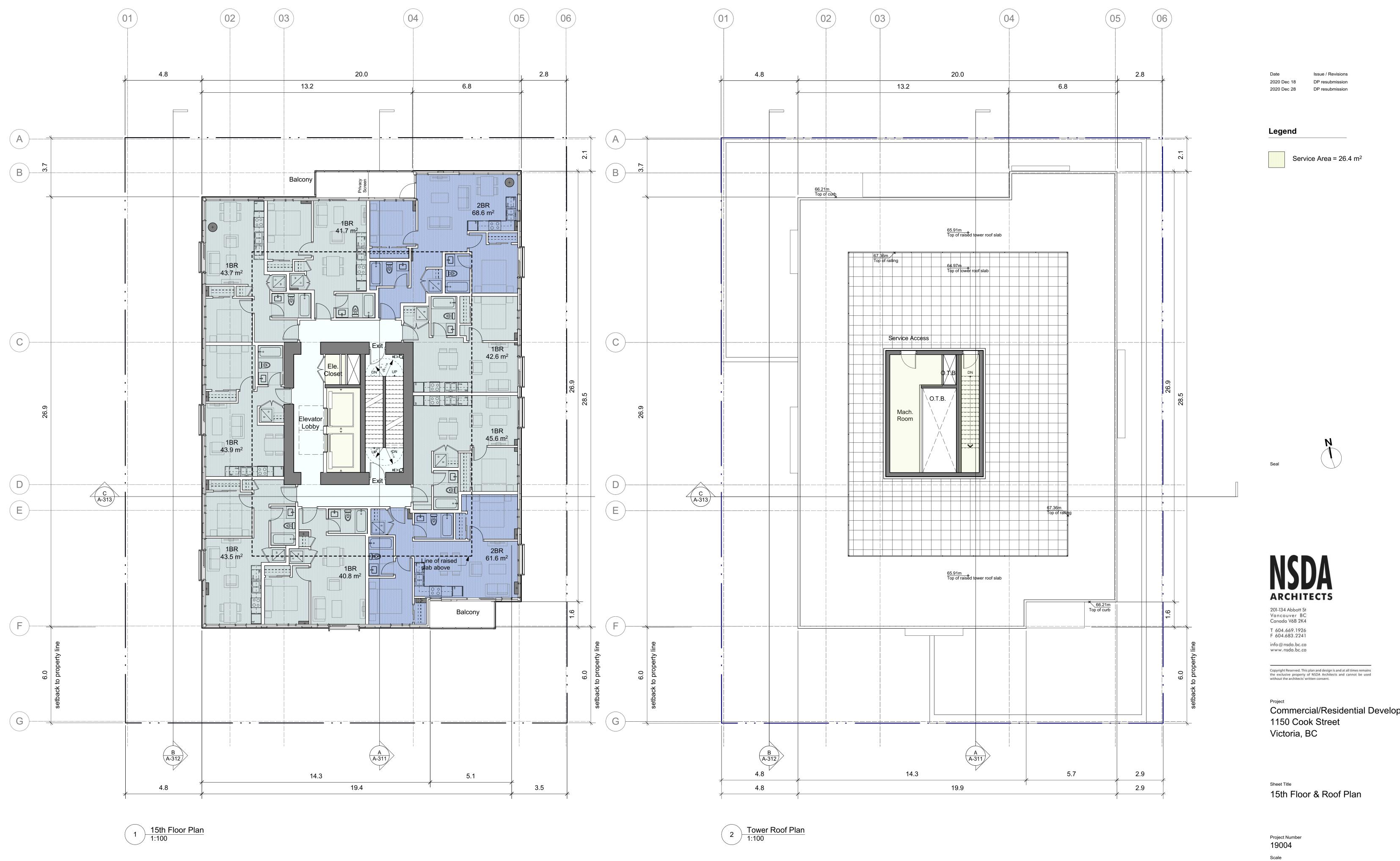






517.56





Commercial/Residential Development

1:100 Sheet Number A-105

Average G	rade C	alculation	1

	(as per City of Victoria Zoning Regulation Bylaw No. 80-159 Schedule A)				
	Grade Points:				
	A	19.86			
	В	20.14			
	С	20.11			
	D	20.50			
	E	20.37			
	F	20.39			
	G	20.37			
	Н	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	
jend	C & D	20.305	16.41	333.21	
	=				

20.435

20.38

20.36

20.35

23.19

1.16

4.83

1.16

6.53

87.42

473.89

23.64

98.44

23.62

132.89

1779.26

D&E

E&F

F&G

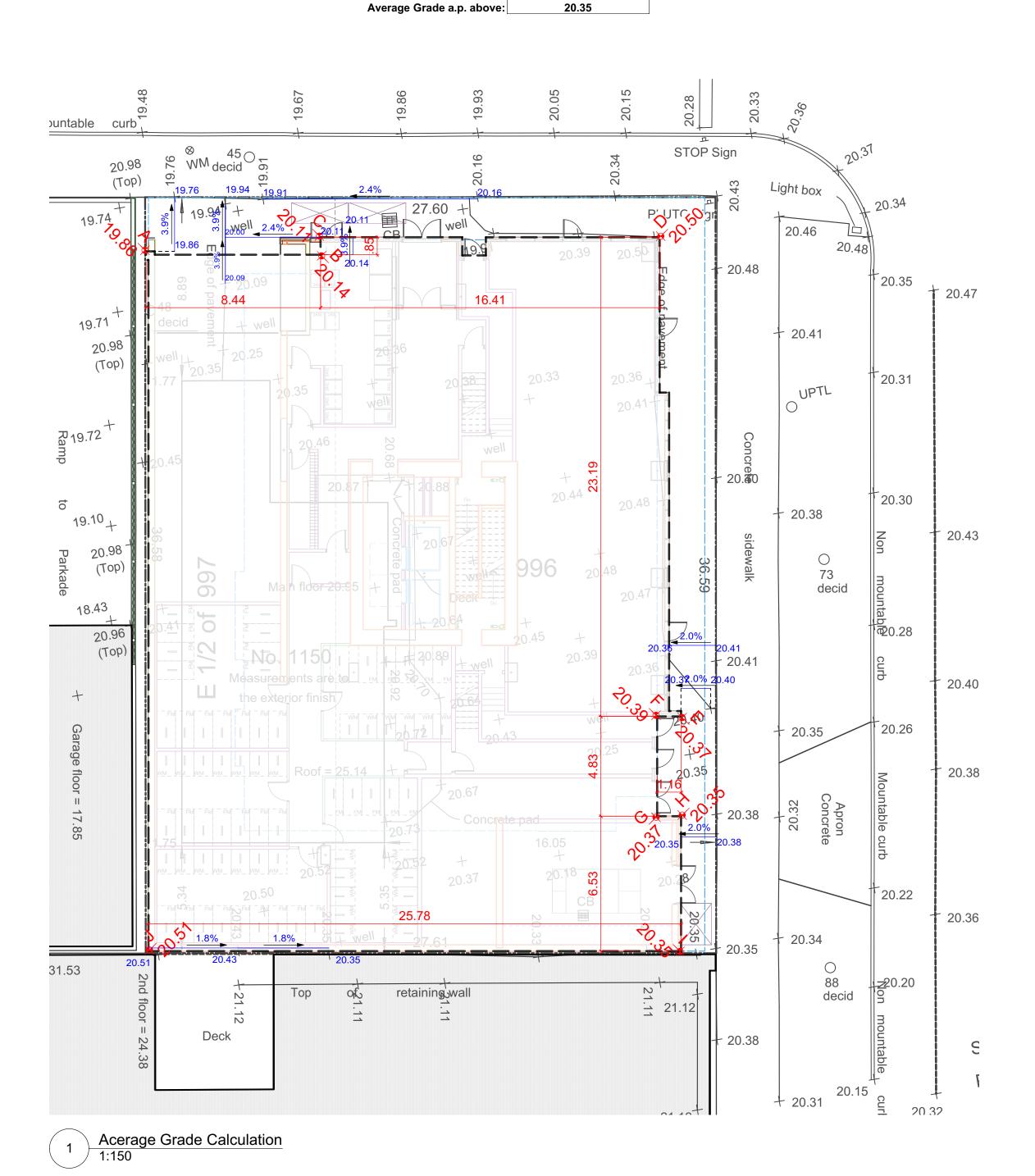
G & H

H & I

— — Proposed Building Outline

Interpolated Grades

Grade Point Existing Grades



ountable curb 27.60 Light box 20.31 UPTL R 19.72 Theoretical density calculation based on R-48 requirements: Site Area= 1,009.20m2 20.30 20.38 19.10 Maximum buildable area= 978.10m<sup>2</sup> 20.43 Maximum number of storeys: 10

Maximum total gross area= 978.10m<sup>2</sup> x 10= 9,781.00m<sup>2</sup> 73 decid 18.43 The theoretical FSR as per the above: 9,781.00m<sup>2</sup> / 1,009.20m2 = 9.69 20.96 (Top) - 20.41 20.40 20.35 20.38 20.22 20.36 20.34  $\bigcirc$ 31.53 ——27.61<del> ——</del> retamınış<sub>ş</sub>wall 88 *⊒*20.20 21.12 decid Deck 20.38 20.32

2 Theoretical Density 1:150

Consultants





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Commercial/Residential Development 1150 Cook Street Victoria, BC

Average Grade Calculation & Theoretical Density

Project Number 19004 Scale As shown Sheet Number

A-106



1a Composite metal cladding - black 8 Privacy screen 9 Metal grille Juliet balcony 1b Composite metal cladding - white 1c Composite metal cladding - silver - light 11 Translucent glass railing 12 Flat bar fence 1e Composite metal cladding - silver - dark 2 Wall and window louvres 13 Painted concrete Metal door to match cladding 14a Phenolic composite wall panels - wood plank texture 4 Curtain wall w/ charcoal Aluminum frame 14b Phenolic composite soffit panels - wood plank texture 5 Open grille gasmeter enclosure 15 Custom metal grille door 6 Glass railing 16 Dark grey cap flashing

17 Dark grey glass spandrel panel



**North Elevation** 

Materials & Finishes

7 Window wall w/ charcoal Aluminum frame

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Mixed-use Residential Development

1150 Cook Street Victoria, BC

Sheet Title

East & North Elevation

Project Number 19004

1:150

Scale

Materials & Finishes

1a Composite metal cladding - black

1b Composite metal cladding - white

1c Composite metal cladding - silver - light

8 Privacy screen

9 Metal grille Juliet balcony





2020 Dec 18 DP resubmission DP resubmission DP resubmission

### Materials & Finishes 8 Privacy screen 1a Composite metal cladding - black 1b Composite metal cladding - white 9 Metal grille Juliet balcony 10 Deleted 1c Composite metal cladding - silver - light 11 Translucent glass railing 1e Composite metal cladding - silver - dark 12 Flat bar fence 13 Painted concrete 2 Wall and window louvres 3 Metal door to match cladding 14a Phenolic composite wall panels - wood plank texture 4 Curtain wall w/ charcoal Aluminum frame 14b Phenolic composite soffit panels - wood plank texture

15 Custom metal grille door

17 Dark grey glass spandrel panel

16 Dark grey cap flashing



## NSDA ARCHITECT

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Project

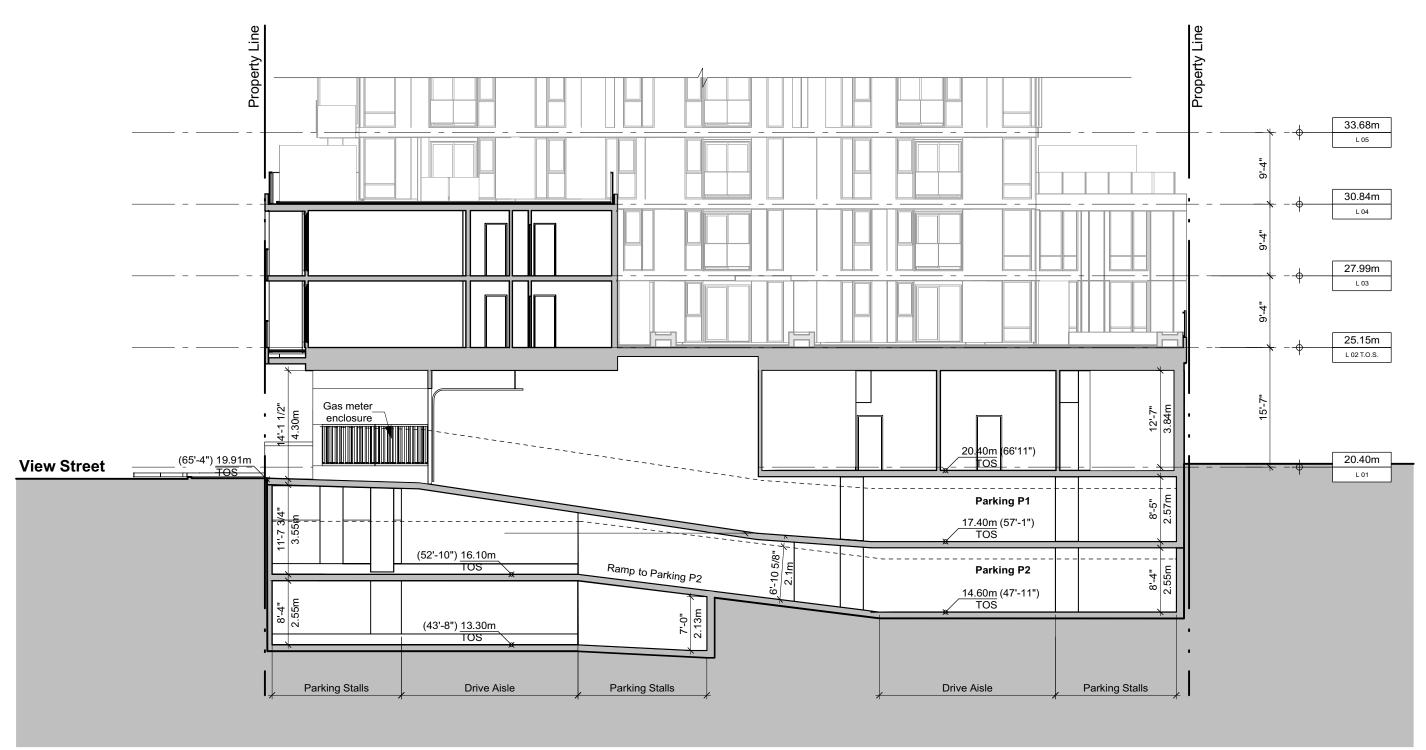
Mixed-use Residential Development 1150 Cook Street Victoria, BC

Sheet Title

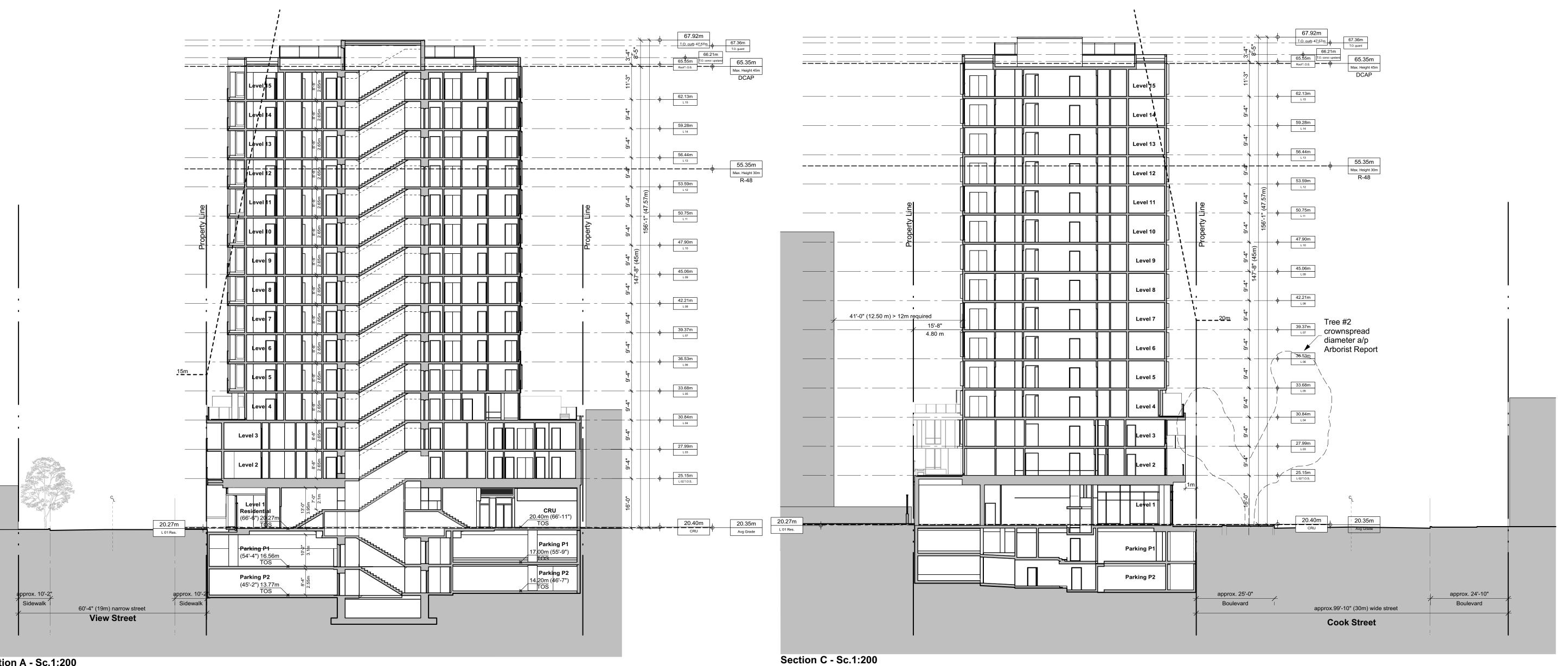
Podium Elevation

Project Number 19004

Scale 1:100



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



Section A - Sc.1:200

ARCHITECTS

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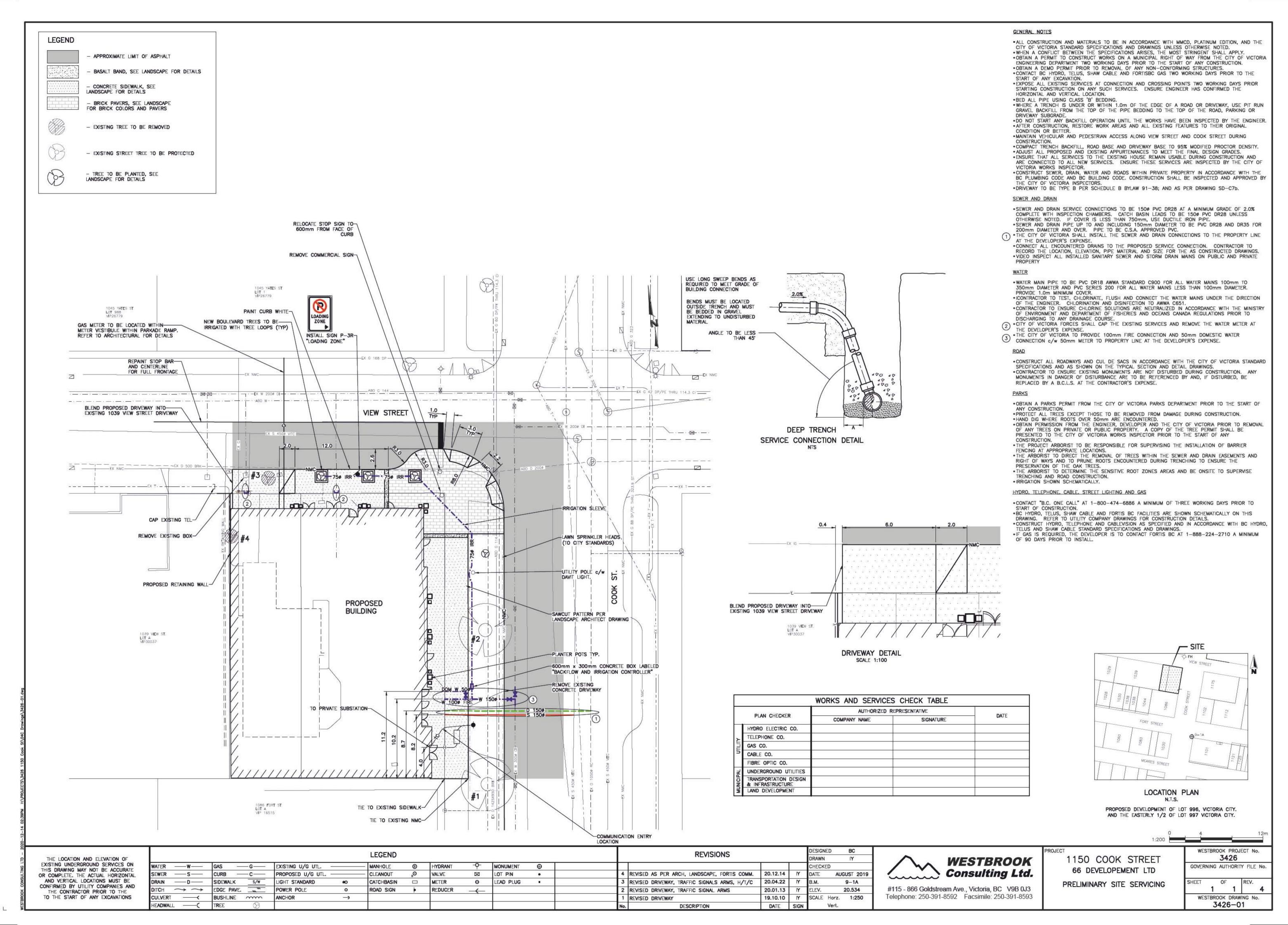
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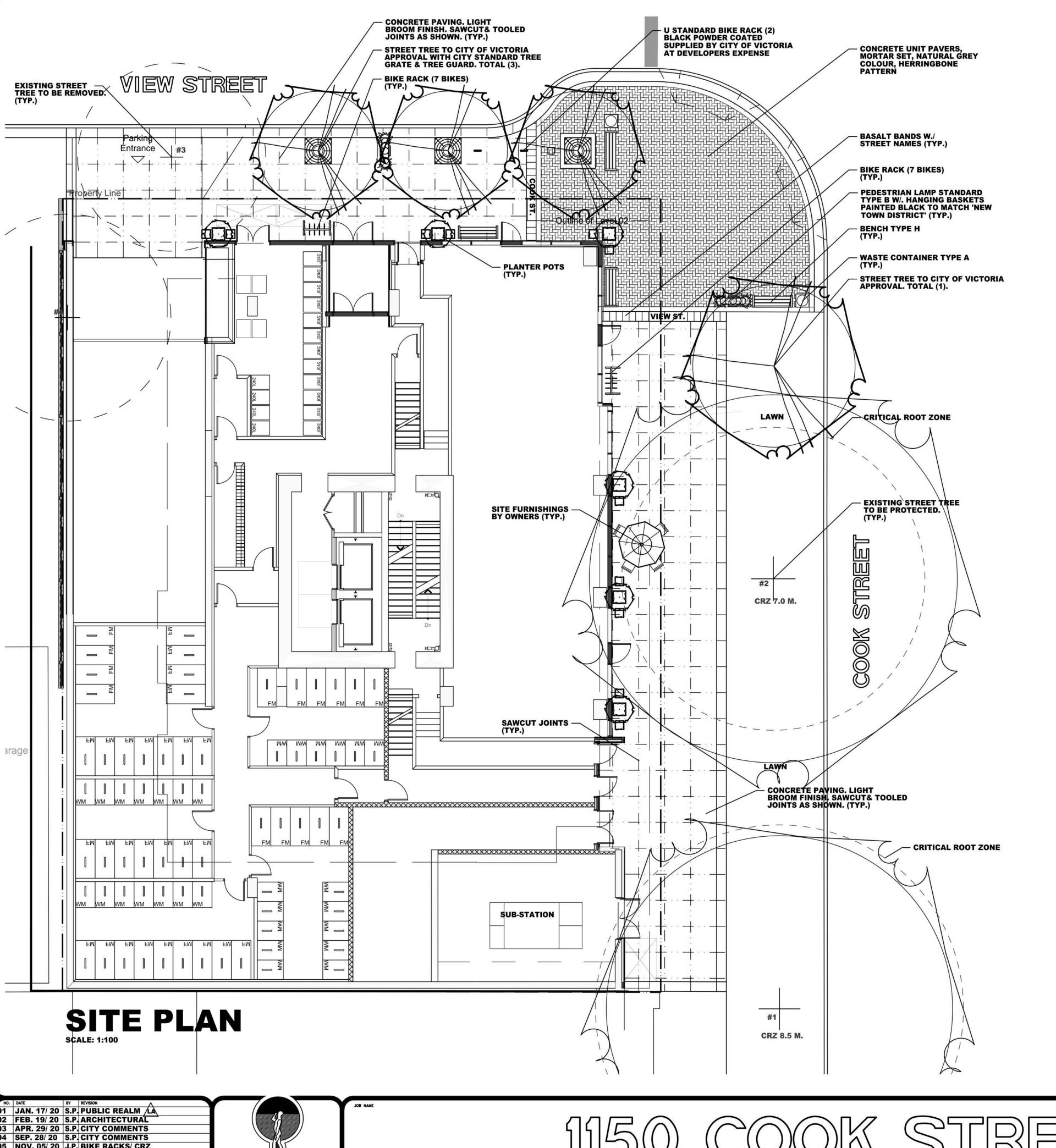
Mixed-use Residential Development 1150 Cook Street Victoria, BC

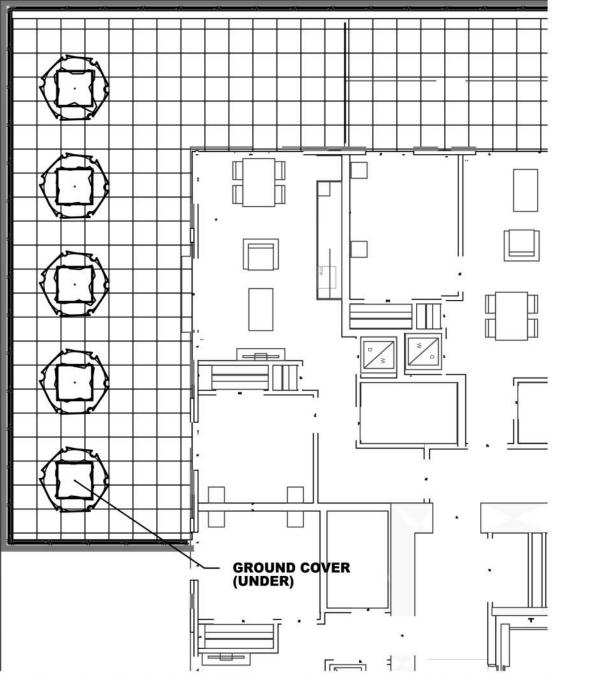
Sheet Title Section A, B & C

Project Number 19004

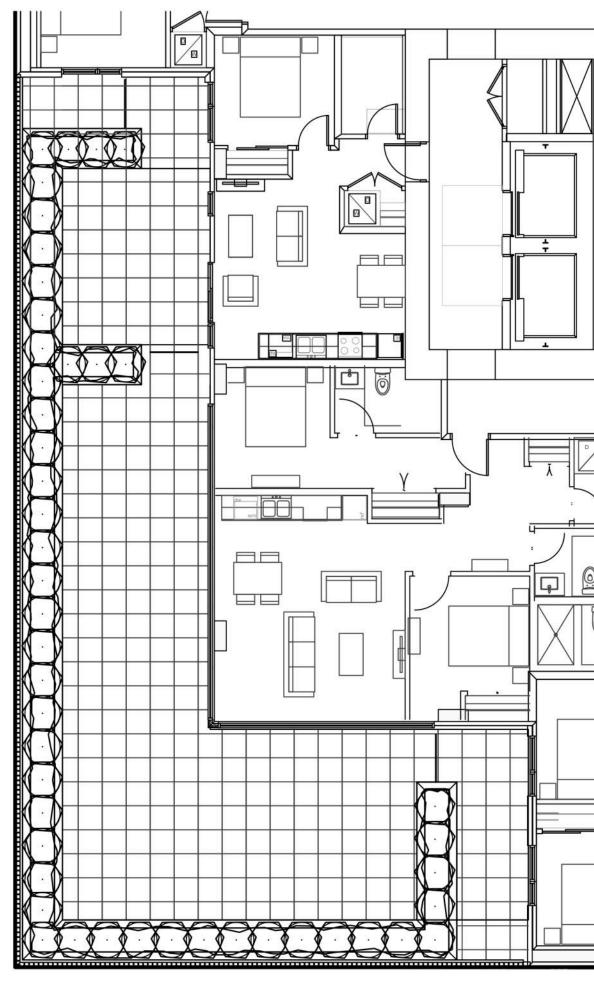
1:100







## **TERRACE PLAN L4**



TERRACE PLAN L2



MEDIUM DECIDUOUS TREE TO BE A SELECTION OF: RED MAPLE, KATSURA TREE, HEDGE MAPLE, HONEY LOCUST, LITTLE LEAF LINDEN, TREMBLING ASPEN; SIZE 5 CM CAL.; APPROXIMATE NO. - 03

SPECIMEN SHRUB TO BE A SELECTION OF: RHODODENDRON (BL), VIBURNUM (BL), DECIDUOUS AZALEA (DEC), WILLOWLEAF COTONEASTER (BL), PORTUGESE LAUREL (BL), RUBRA ESCALLONIA (BL); SIZE 27 CM POT; APPROXIMATE NO. - 11

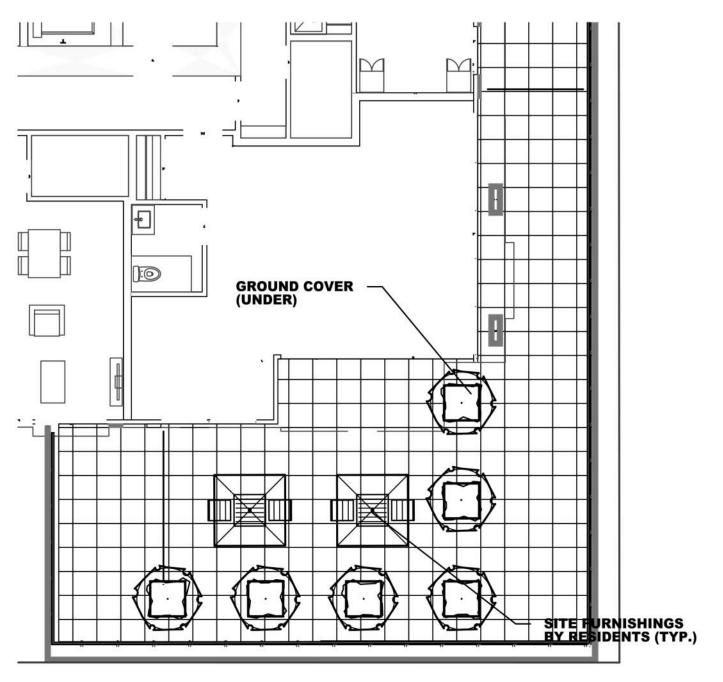
LARGE SHRUB TO BE A SELECTION OF: GLOSSY ABELIA (BL), PIERIS (BL), RHODODENDRON (BL), MEXICAN ORANGE (BL), DECIDUOUS AZALEA (DEC), COTONEASTER (BL), PORTUGESE LAUREL (BL), FIRETHORN (BL), HYDRANGEA (DEC); SIZE 27 CM POT; APPROXIMATE NO. - 06

MEDIUM SHRUB TO BE A SELECTION OF: RHODODENDRON (BL), JAPANESE AZALEA (BL), PINK ESCALLONIA (BL), BARBERRY (BL), BUXUS (BL), FERNS (BL); SIZE 21 CM POT; APPROXIMATE NO. - 47

GROUNDCOVER TO BE A SELECTION OF: PERIWINKLE PERIWINKLE (BL), KINNIKINNICK (BL), WINTERGREEN (BL), BEARBERRY (BL); SIZE 10 CM POT; APPROXIMATE NO. -

## **NOTES**

- · 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.



AMENITY PLAN L4
SCALE: 1:100

NO. DATE

DATE

DATE

DATE

DATE

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DESCRIPTION

DATE

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245 16 02

1150 COOK STREET VICTORIA, B.C.

