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





Street Address	1150 Cook Street, Victoria, BC, V8V 3Z9			
Legal Description	PID 009-388-2	57		
	Lot 996 & East	Part of Lot 997	, Victoria	
Development Permit Area	DPA 3(HC) - C	ore Mixed-use r	esidential	
Existing Zoning	R-48			
Proposed Zoning	R-48			
Existing Use	Restaurant			
Proposed Use	Retail & Reside	ential		
Site Area	1,009.20 sm			
Proposed FSR	7.78			
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	Proposed		
	in R-48 zone	as per DCAP		
Height of Building	30 m	47.57 m		
Number of Storeys	10 storeys	16 storeys		
Building Setbacks	Permitted		Proposed	
		Level 01	L 02 & 03	L 04
Front Yard (Cook Street)	0.5 m	1.7 m	1 m	3.4 m
Rear Yard	-	0.1 m	0 m	4.8 m
Side Yard North	-	1.9 m	0 m	3.7 m
Side Yard South	-	0.1 m	0 m	6 m

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9.6 m

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Commercial / Residential Development 1150 Cook Street Victoria, BC

Revisions

**Received Date:** 

**December 30, 2020** 

**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

Context Plan Sc.1:750

ARCHITECTURAL NSDA Architects 201-134 Abbott St., Vancouver, BC, V6B 2K4 T: 604 669 1926

STRUCTURAL BMZ Structural Engineers 501-510 Burard St., Vancouver, BC, V6C 3A8

T: 604 685 9533 **GEOTECHNICAL** Ryzuk Geotechnical

28 Crease Ave., Victoria,

BC, V8Z 1S3

T: (250) 475 3131

**MECHANICAL** Avalon Mechanical Consultants Ltd. 300- 1245 Esquimalt Rd., Victoria, BC, V9A 3P2

**ELECTRICAL** e2 Engineering 545 Herald, Victoria, BC, V8W 1S5 T: 778 433 9391

T: (250) 384 4128

CIVIL Westbrook Consulting Ltd. 115-866 Goldstream Ave., Victoria, BC, V9B 0J3 T: (250) 391 8592

LANDSCAPE Lombard North Group (B.C.) Inc. 836 Cormorant St., Victoria, BC, V8W 1R1 T: (250) 386 3336

**ENVIRONMENTAL** Active Earth Engineering Ltd. 105-4343 Tyndall Ave., Victoria, BC, V8N 3R9 T: (778) 430 5475

**ENVELOPE** Morrison Hershfield 536 Broughton St., Victoria, BC, V8W 1C6 T: (250) 361 1215

ARBORIST Talbot Mackenzie & Associates Consulting Arborists 4370 Inteurban Rd., Victoria, BC, V9E 2C4 T: (250) 479 8733

**BUILDING CODE** Celerity Engineering 104-2750 Quadra St., Victoria, BC, V8T 4E8 T: (250) 410 2021

**Drawing List** 

Combined Side Yards

Total Commercial Floor Area

Total Residential Floor Area

Total Number of Residential Units

Architect	tural		
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

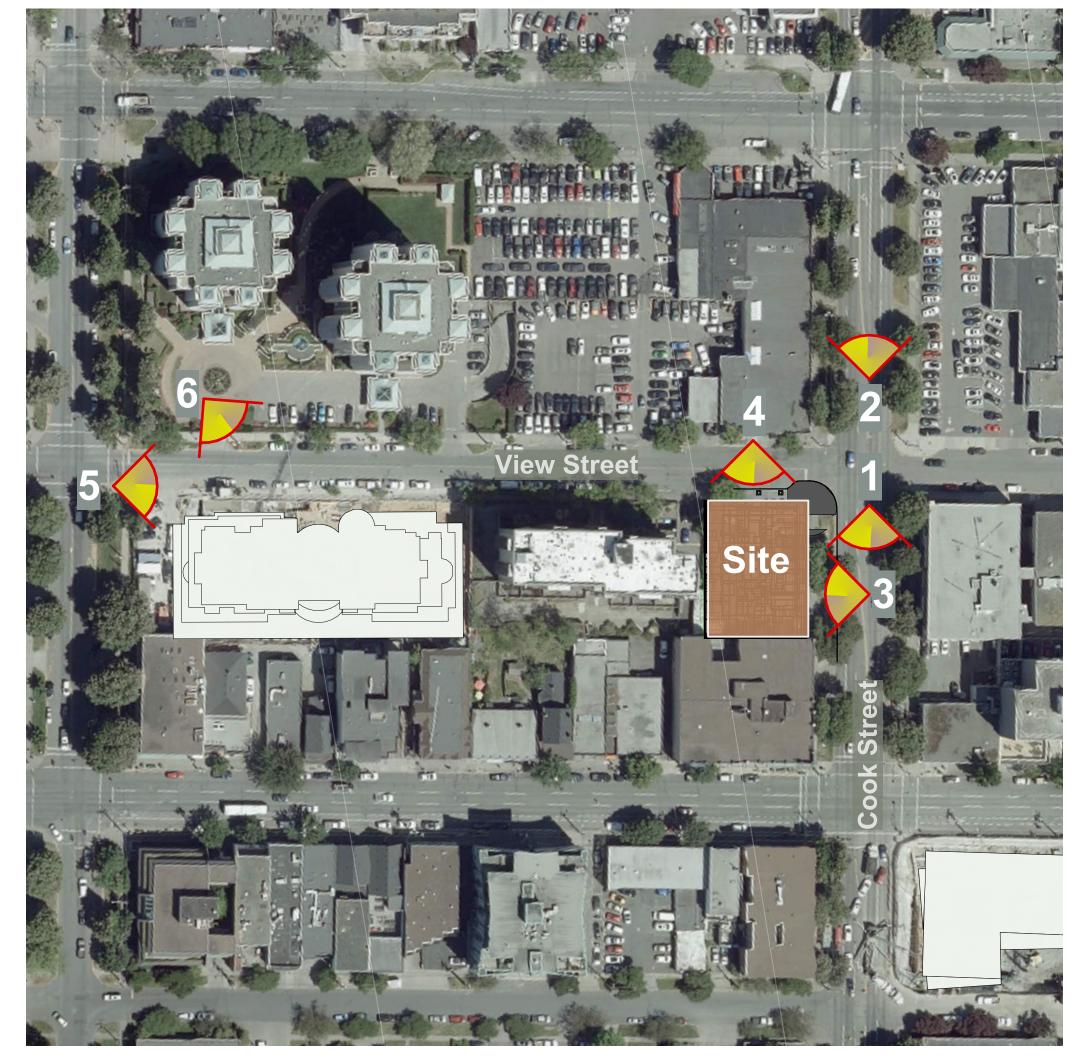
**Landscape** 

Landscape Plan

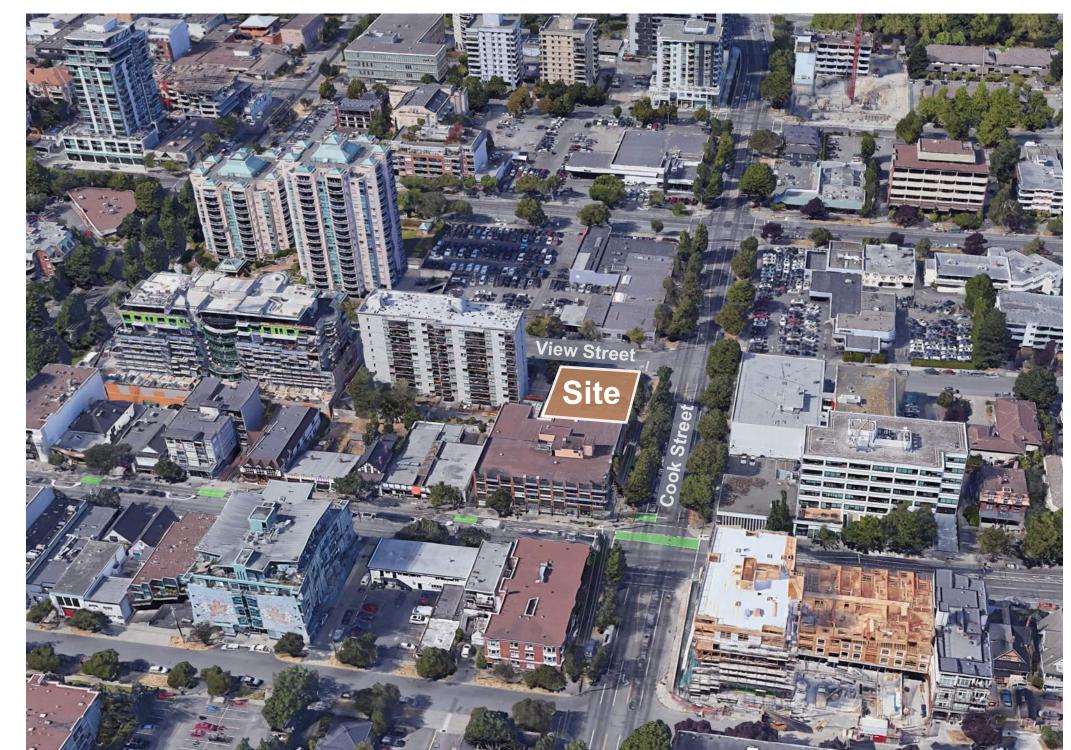
Preliminary Site Servicing

168.58 sm

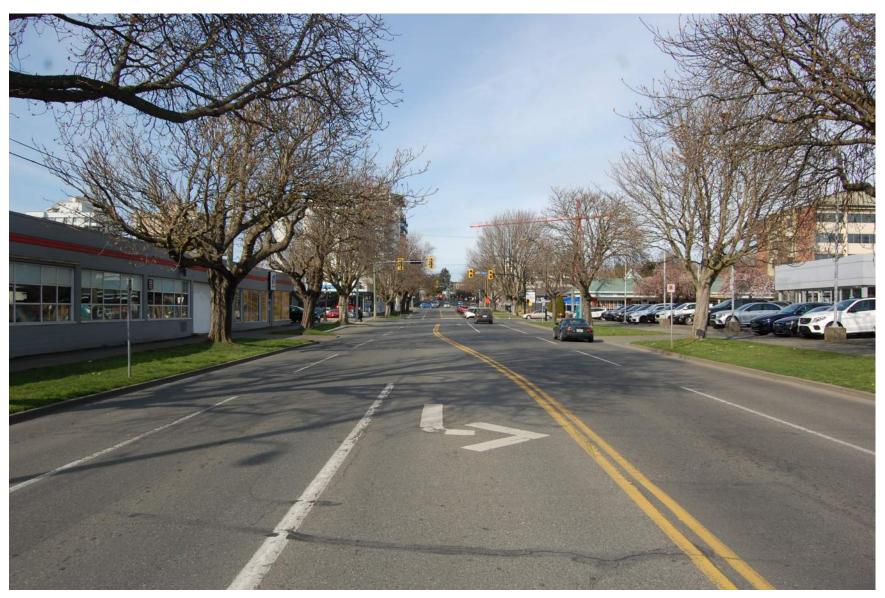
7,686.87 sm 129



Key Plan Sc.1:1000



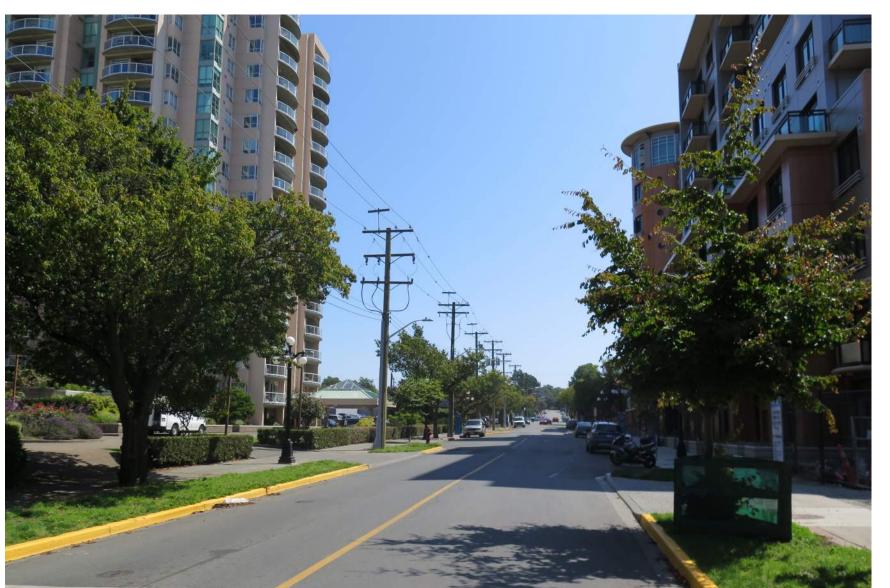
Site Aerial View



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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Commercial / Residential Development 1150 Cook Street

Context Images

Project Number 19004

1:500

Sheet Number

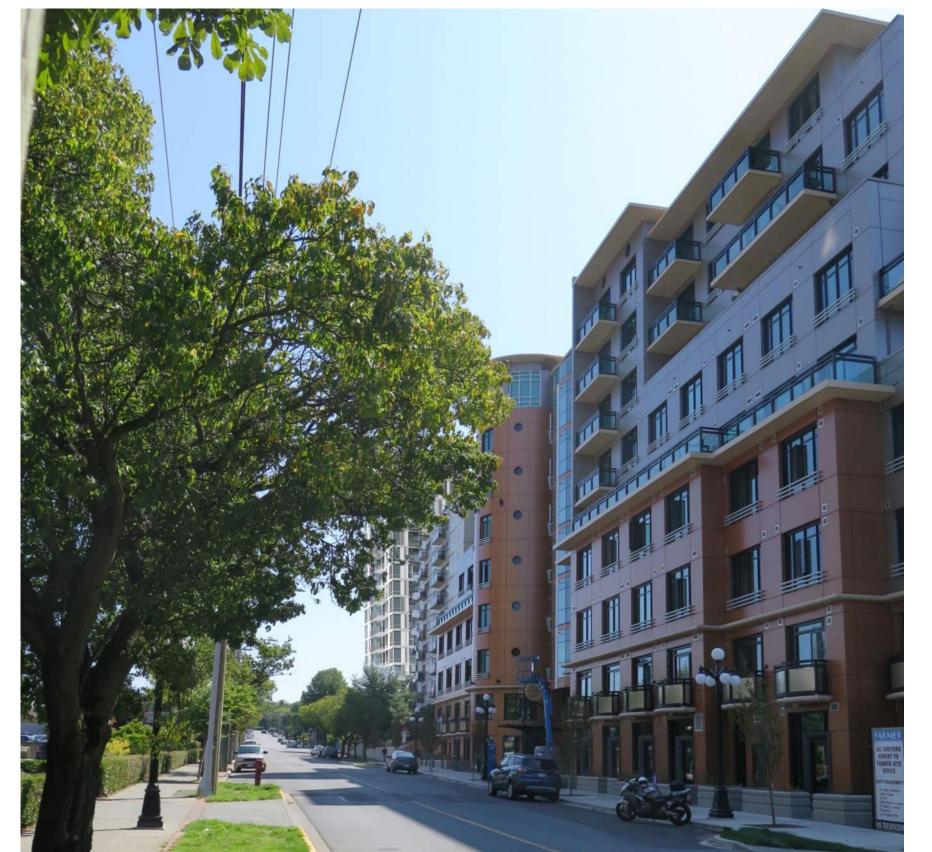
A-01





A Cook Street Looking North

C Cook Street Looking South

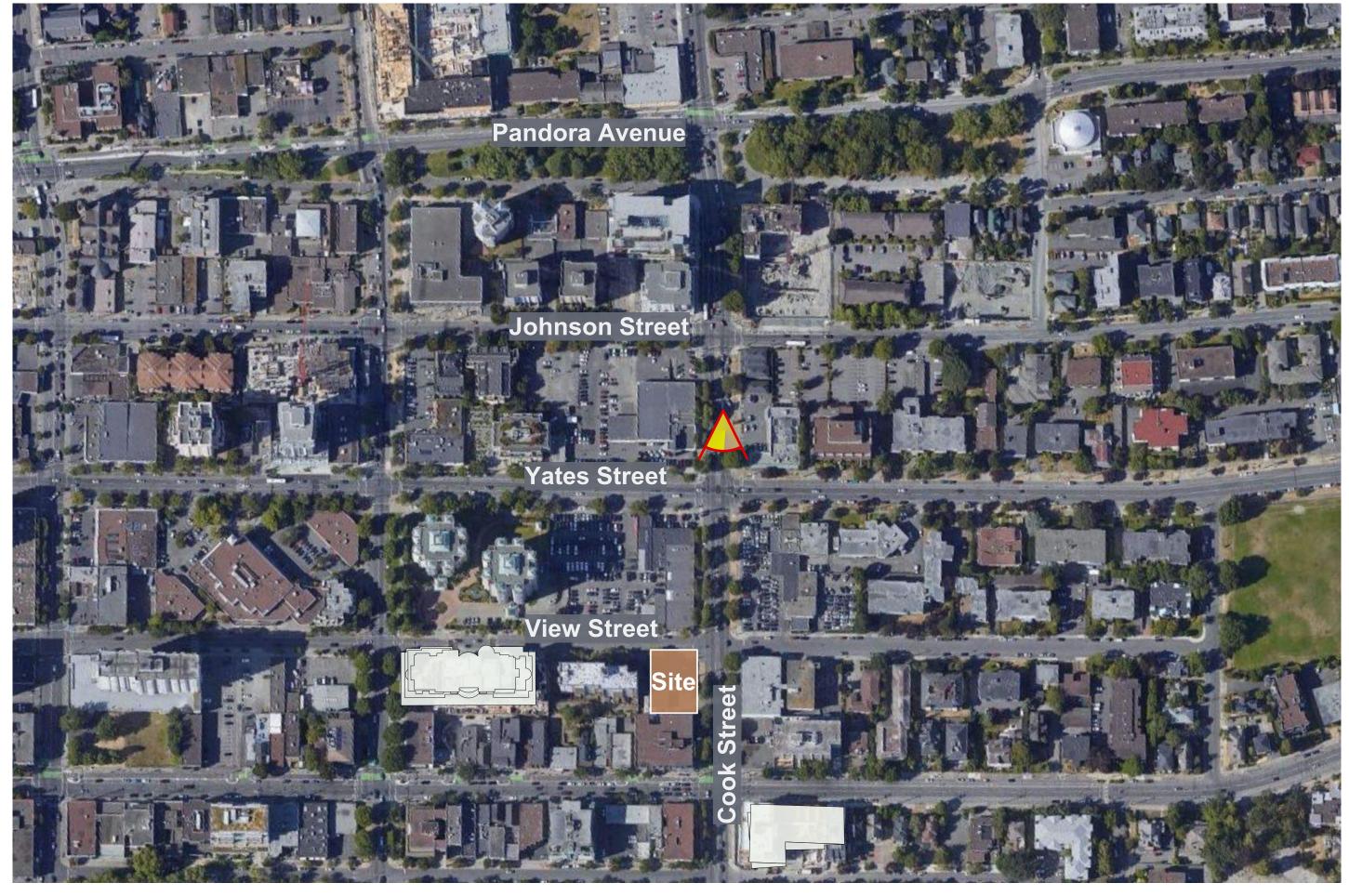


B View Street Looking East





D View Street Looking West



Cook & Yates Street Looking South - Proposed tower

Key Plan Sc.1:2000



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



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

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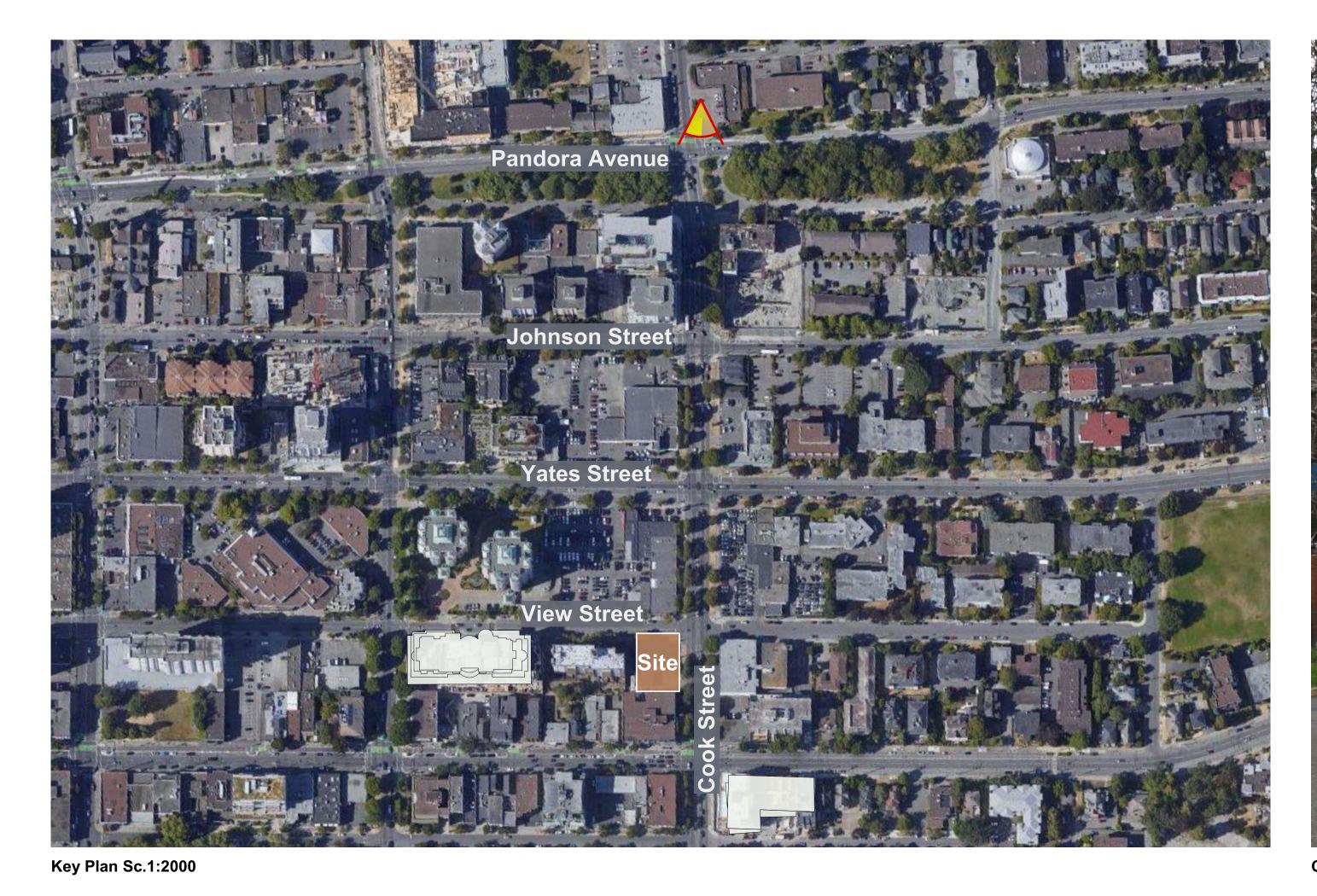
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Commercial / Residential Development 1150 Cook Street Victoria, BC

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

Seal

## NSDA

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Project
Commercial / Residential Development

1150 Cook Street Victoria, BC

Olympic Mountains View Study

Project Number 19004

A-02b



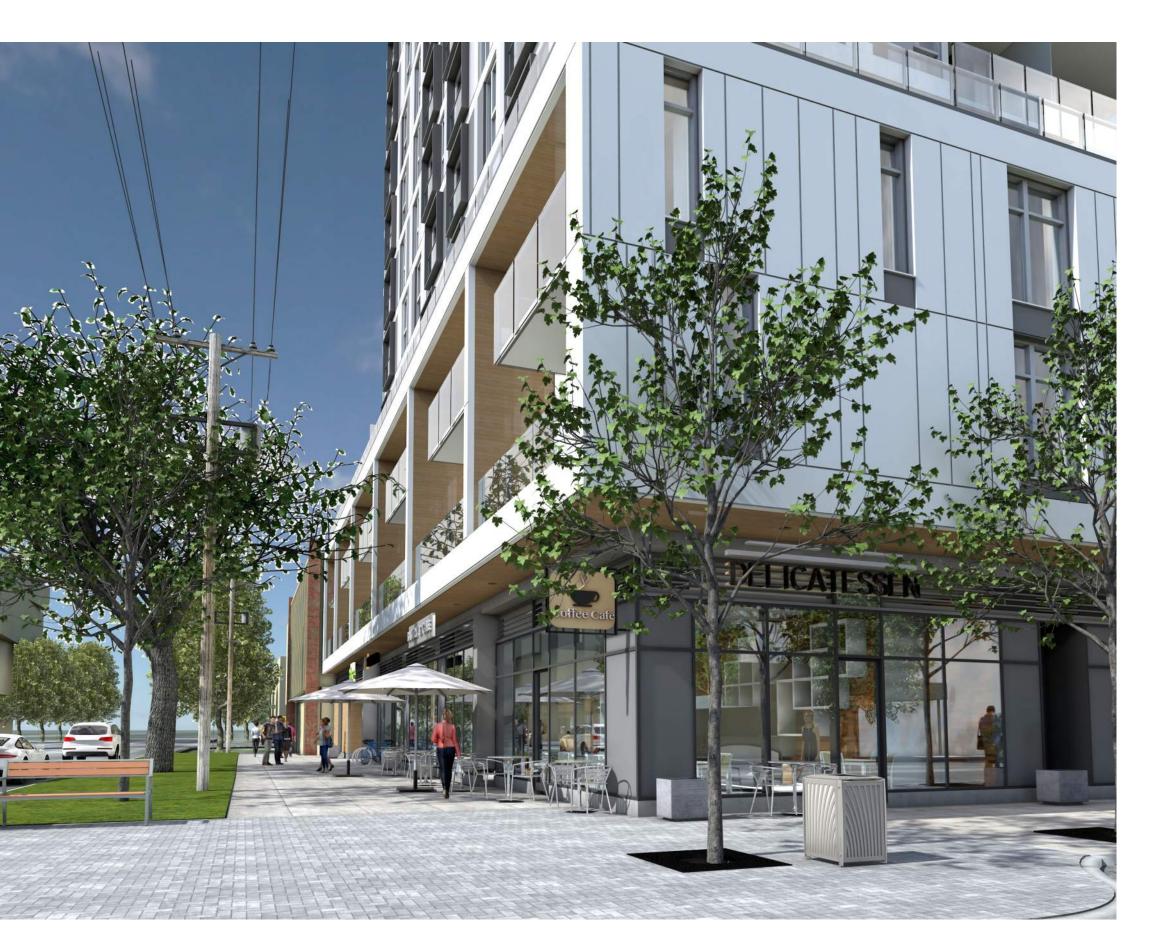
\_ Wooden fence on neighbouring property to be replaced Concrete wall on neighbouring property to be maintained



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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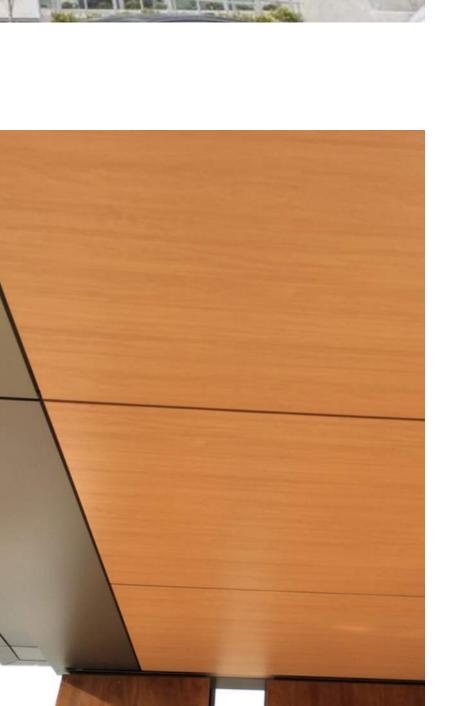
Commercial / Residential Development 1150 Cook Street Victoria, BC

Sheet Title Artistic renderings

Project Number 19004







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



Floating monoblock over commercial precedent



Phenolic panel precedent



Boxed out juliet balcony preceder



## NSDA ARCHITECTS

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Commercial / Residential Development 1150 Cook Street

Sheet Title
Precedent Images

Victoria, BC

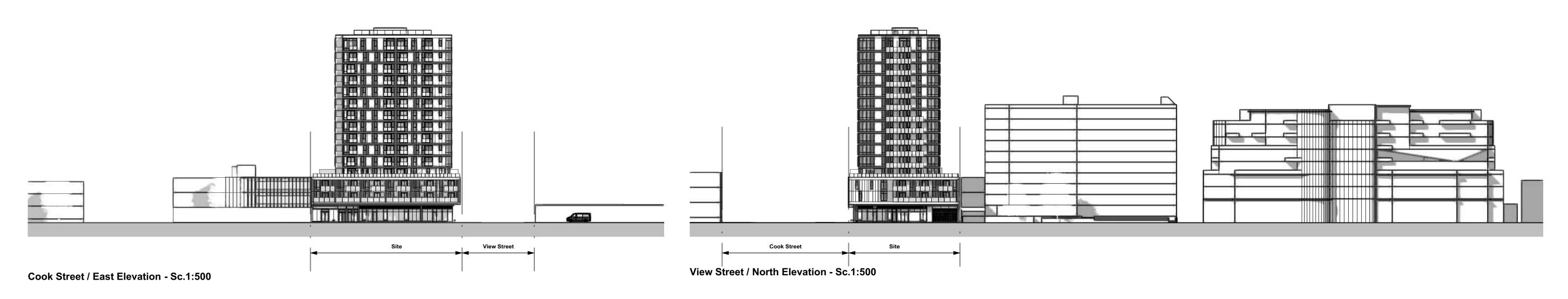
Project Number 19004

Scale

A-03b



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



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





VIEW STREET

20 June - 10 AM



20 June - 12 PM



20 June - 2 PM

## **ARCHITECTS**

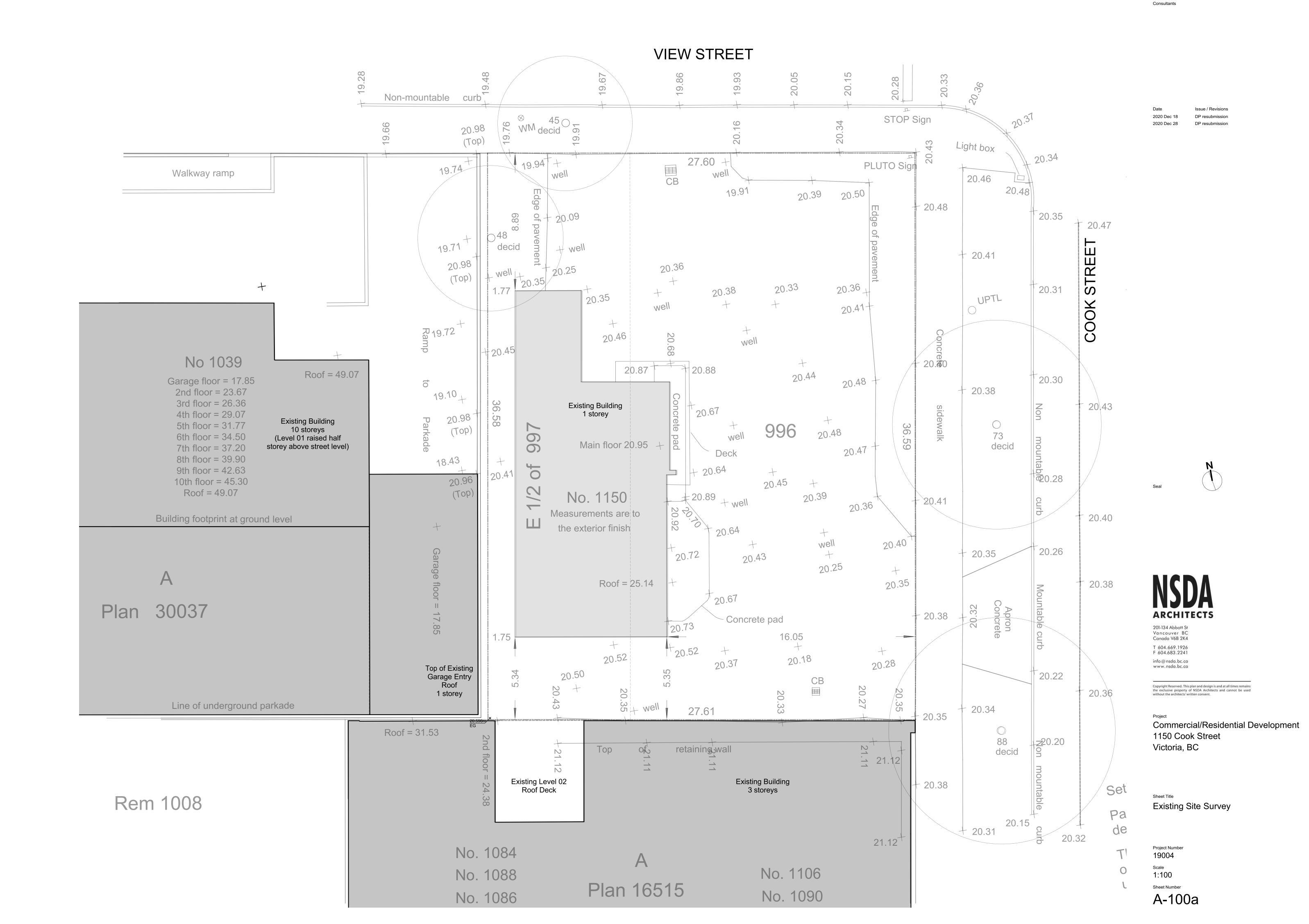
201-134 Abbott St Vancouver BC Canada V6B 2K4 T 604.669.1926 F 604.683.2241 info@nsda.bc.ca www.nsda.bc.ca

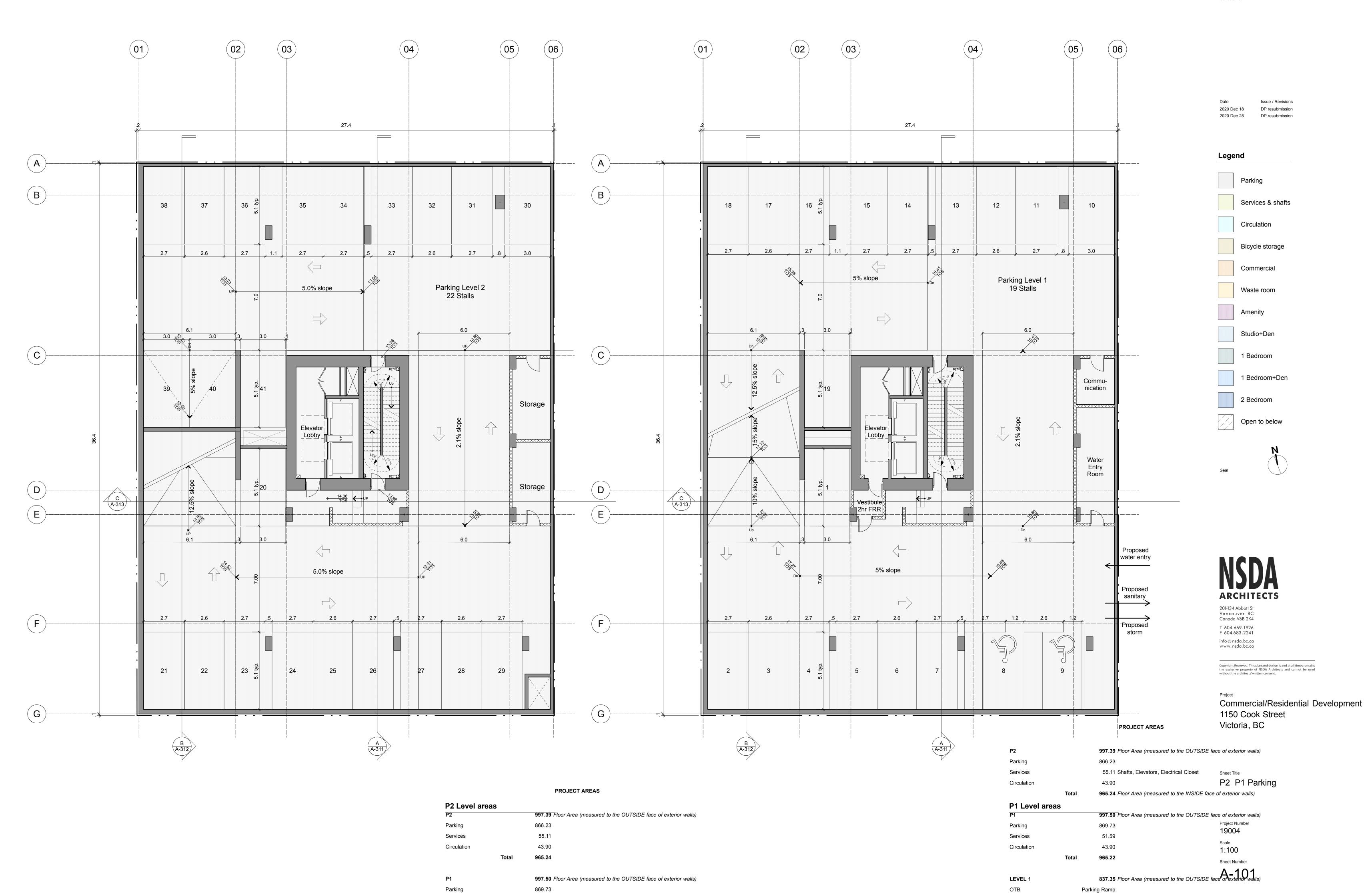
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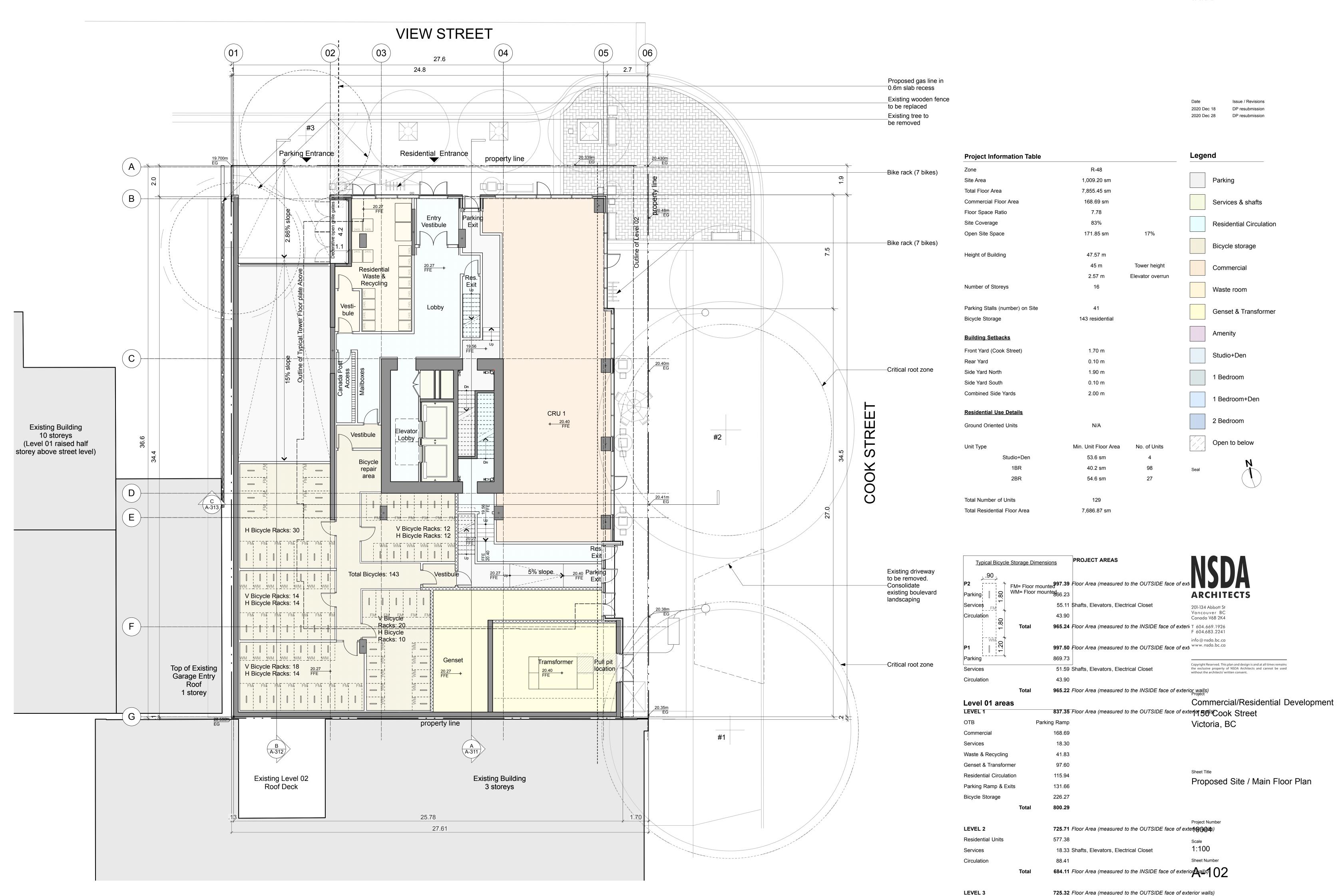
Commercial / Residential Development 1150 Cook Street Victoria, BC

Shadow Analysis

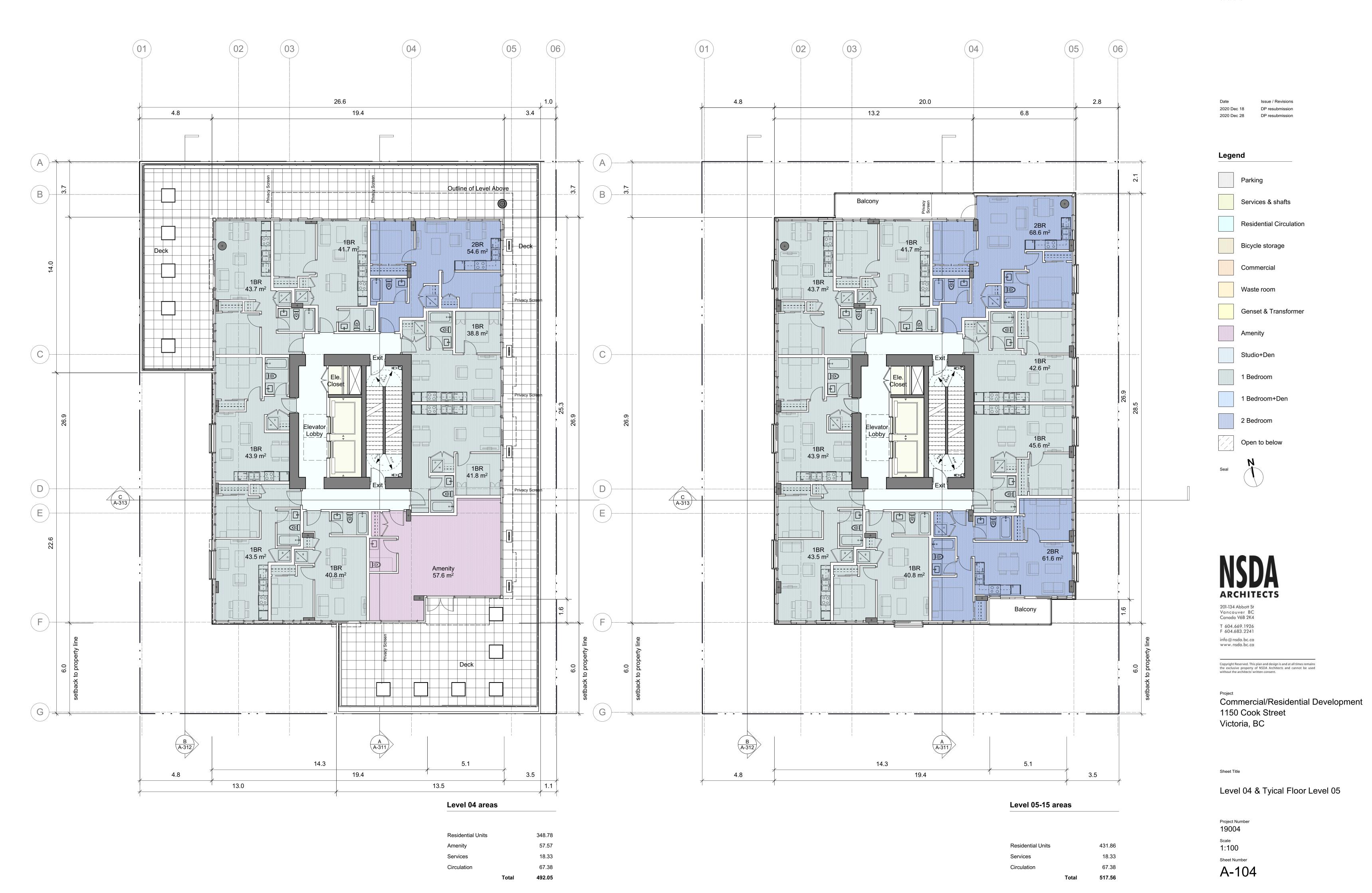
Project Number 19004 1:1250



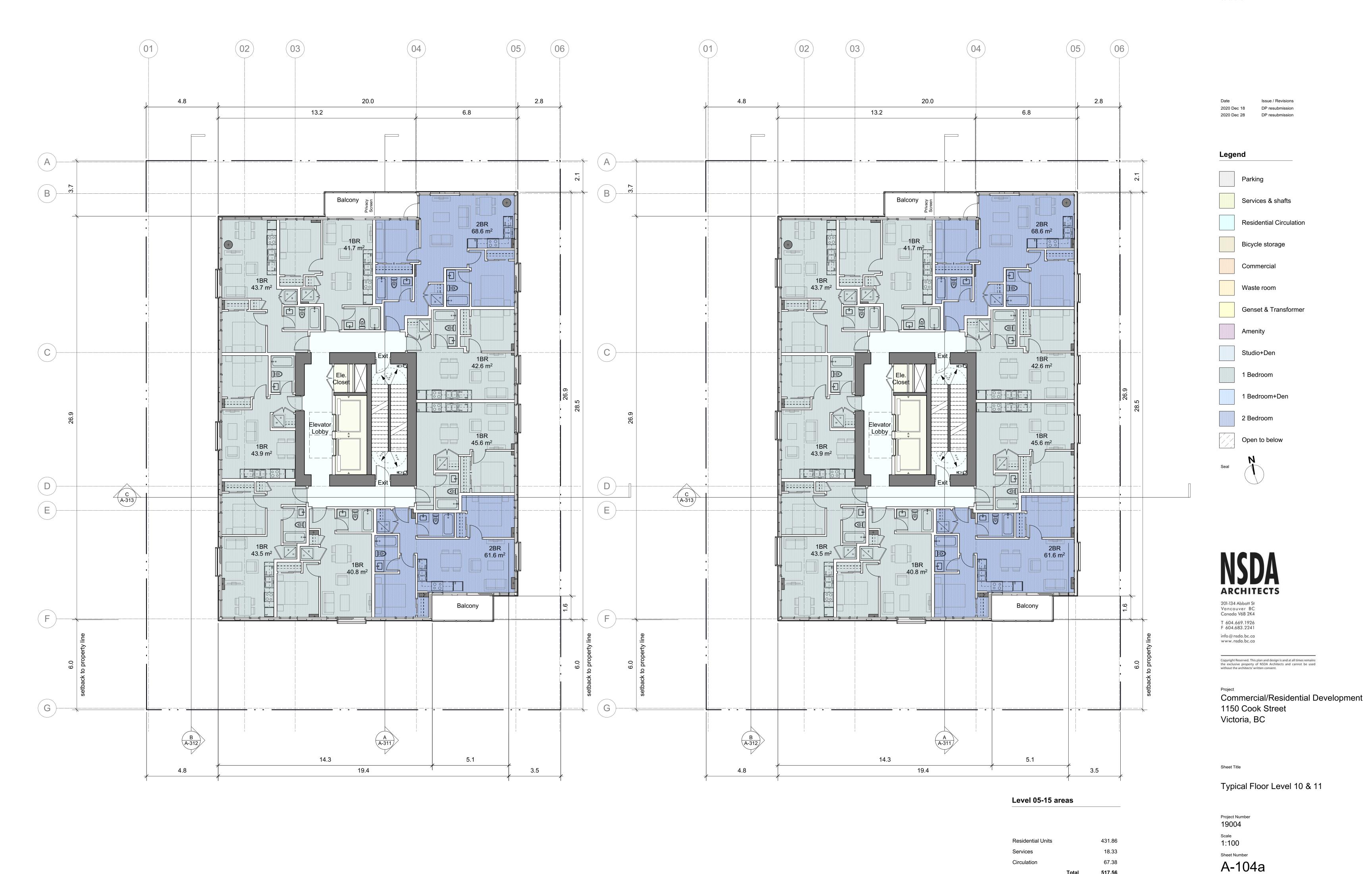


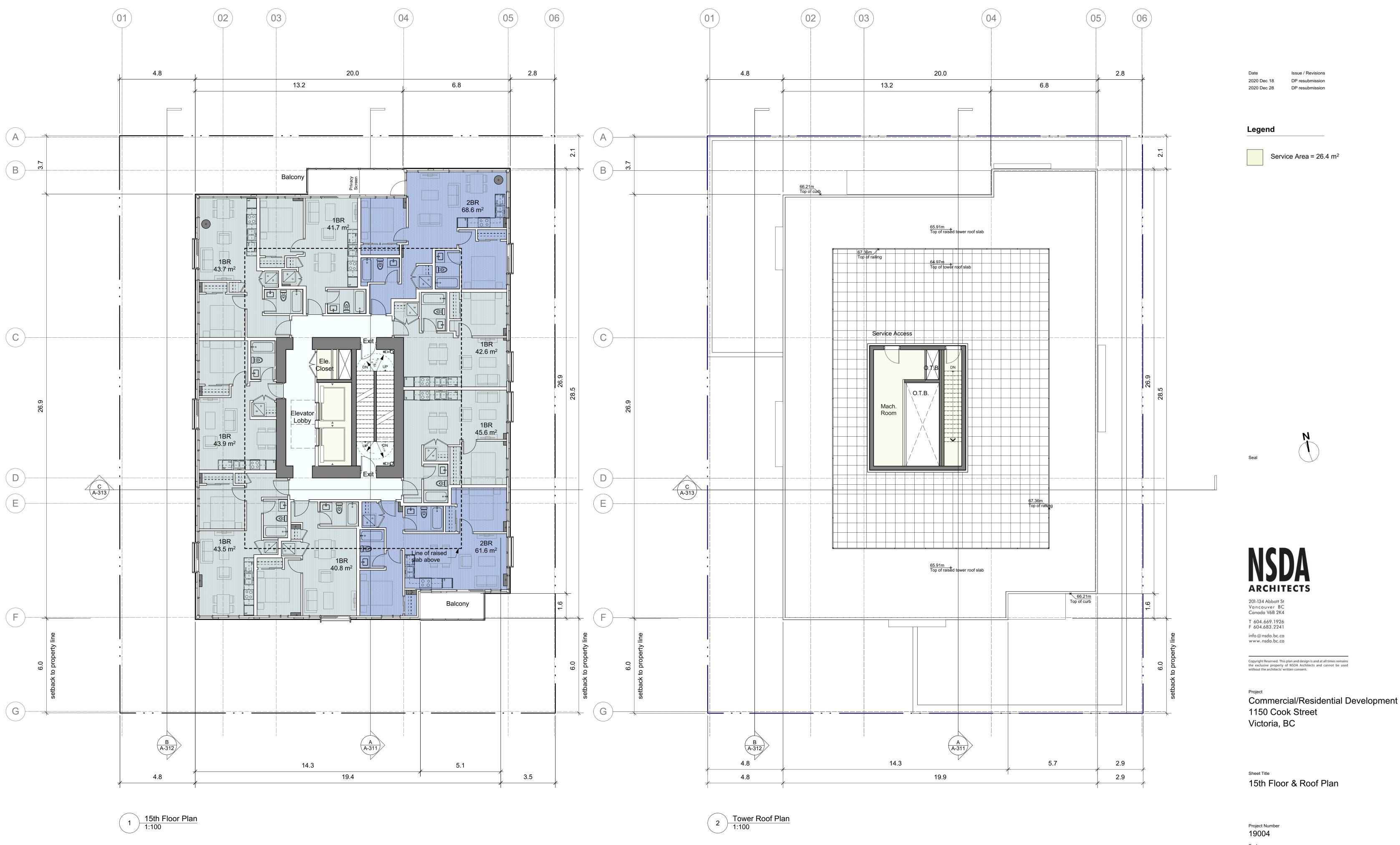






517.56





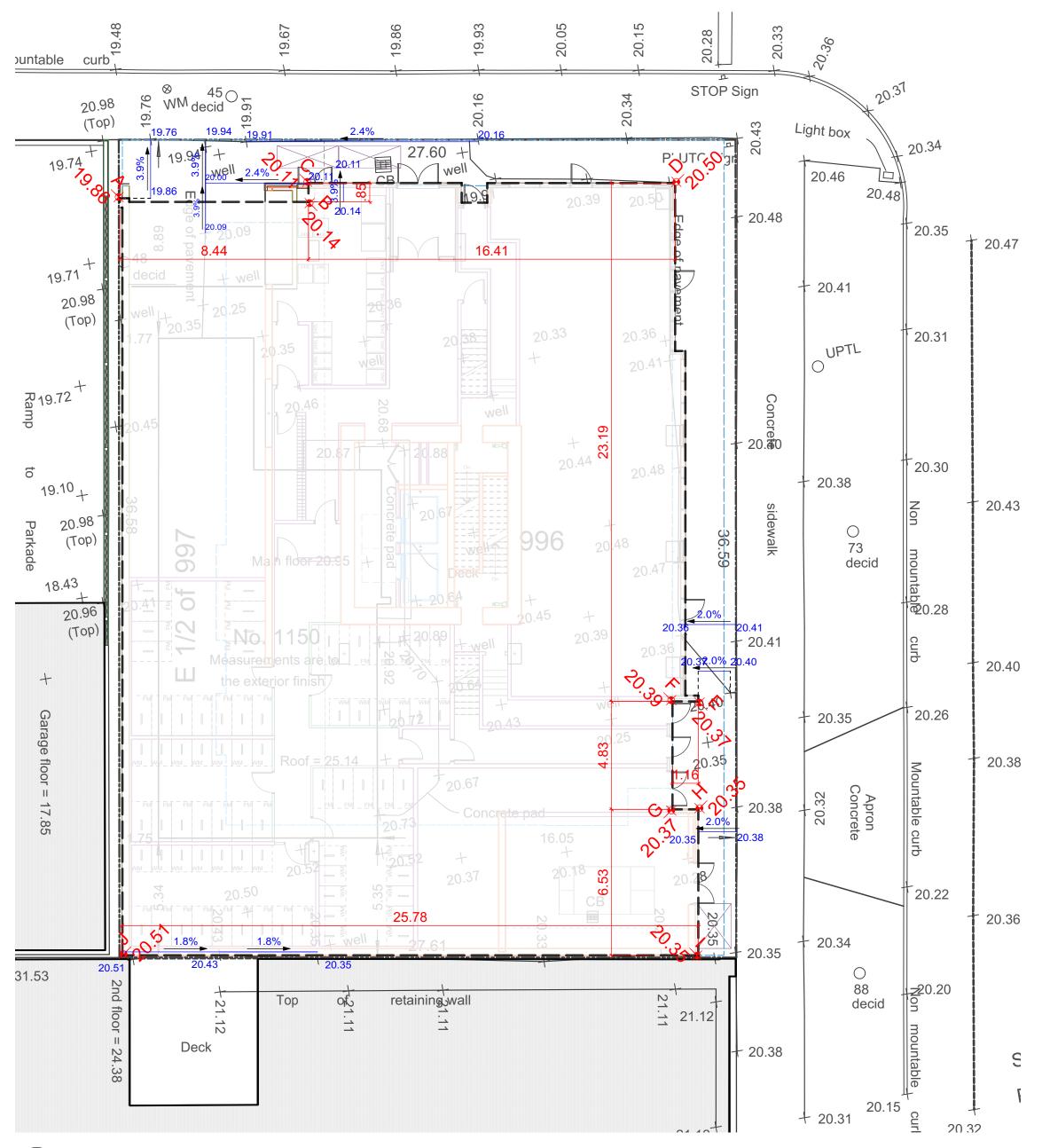
Scale

1:100

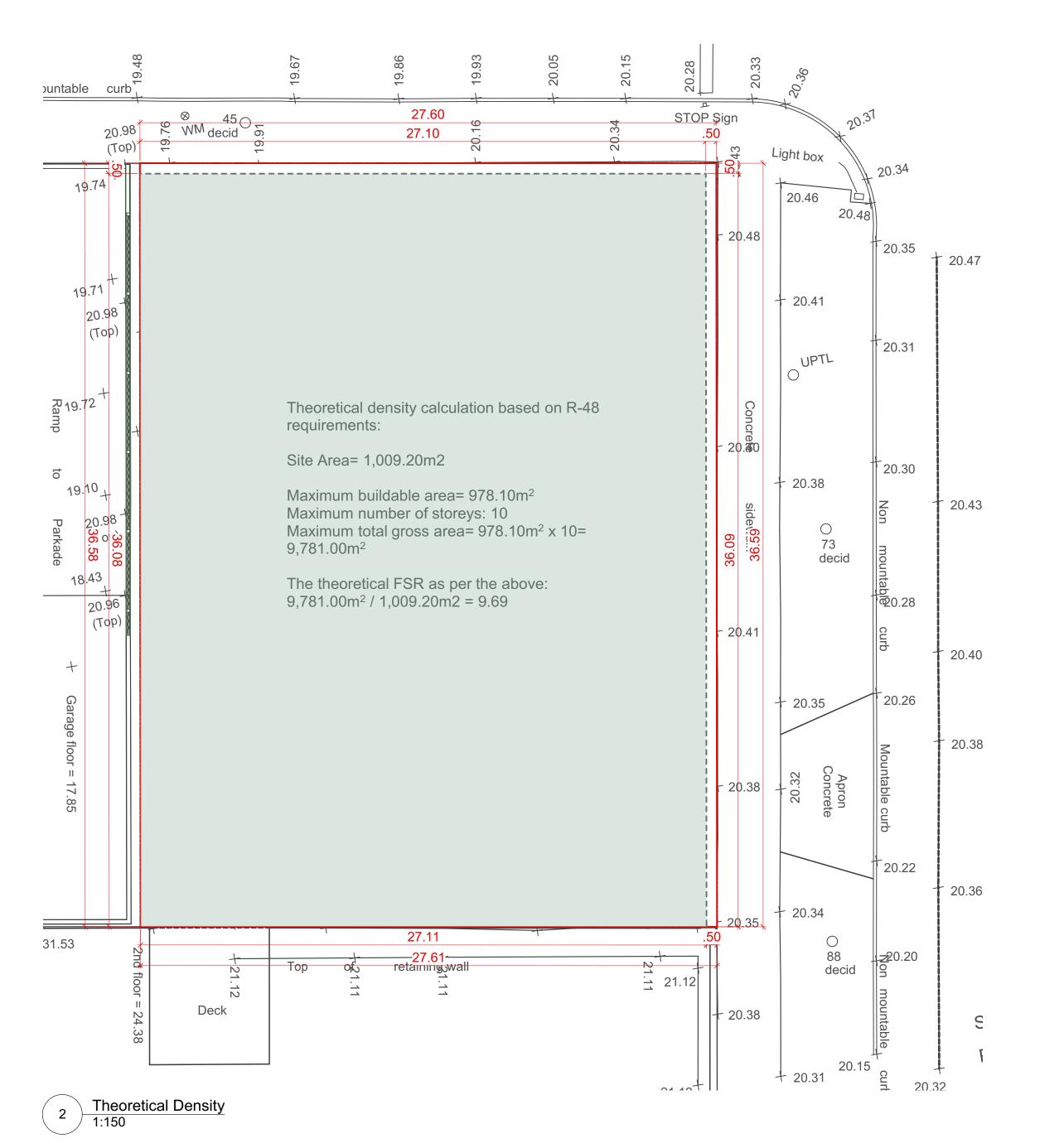
Average Grade Calculation			
(as per City of Victoria Zonir	g Regulation Bylaw No. 80-159 Schedule A)		
Grade Points:			
Α	19.86		
В	20.14		
С	20.11		
D	20.50		
Е	20.37		
F	20.39		
G	20.37		
Н	20.35		
I	20.35		
J	20.51		

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

Average Grade a.p. above: 20.35



1 Acerage Grade Calculation 1:150



ate Issue / Rev 20 Dec 18 DP resubm 20 Dec 28 DP resubm





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Average Grade Calculation & Theoretical Density

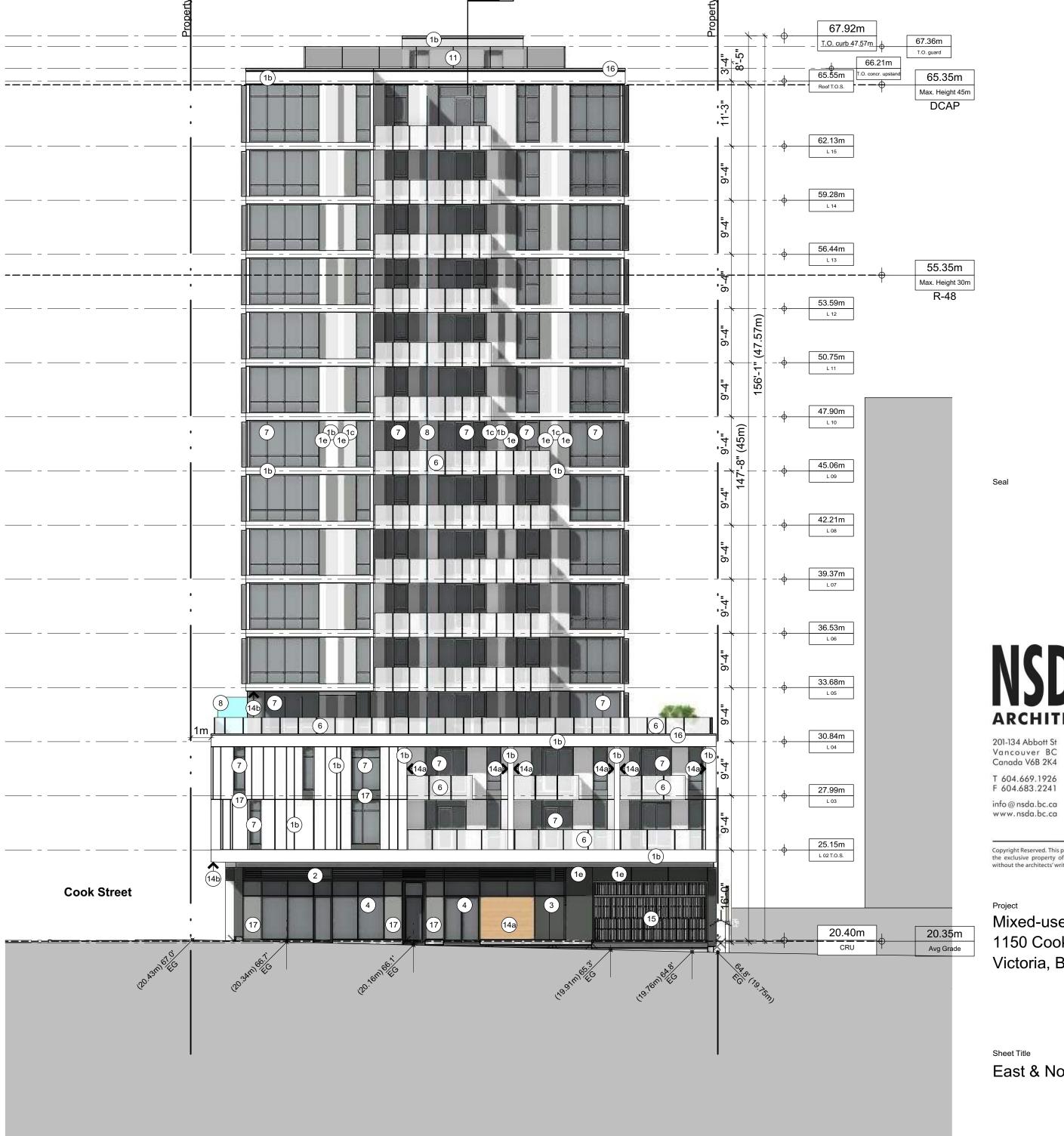
Project Number 19004 Scale As shown

As shown
Sheet Number
A-106



Materials & Finishes 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** 

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

Scale 1:150

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



8 Privacy screen

10 Deleted

12 Flat bar fence

13 Painted concrete

9 Metal grille Juliet balcony

11 Translucent glass railing

15 Custom metal grille door

17 Dark grey glass spandrel panel

16 Dark grey cap flashing

14a Phenolic composite wall panels - wood plank texture

14b Phenolic composite soffit panels - wood plank texture



Podium Base - View Street Elevation

2020 Dec 28 DP resubmission





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Project

Mixed-use Residential Development 1150 Cook Street Victoria, BC

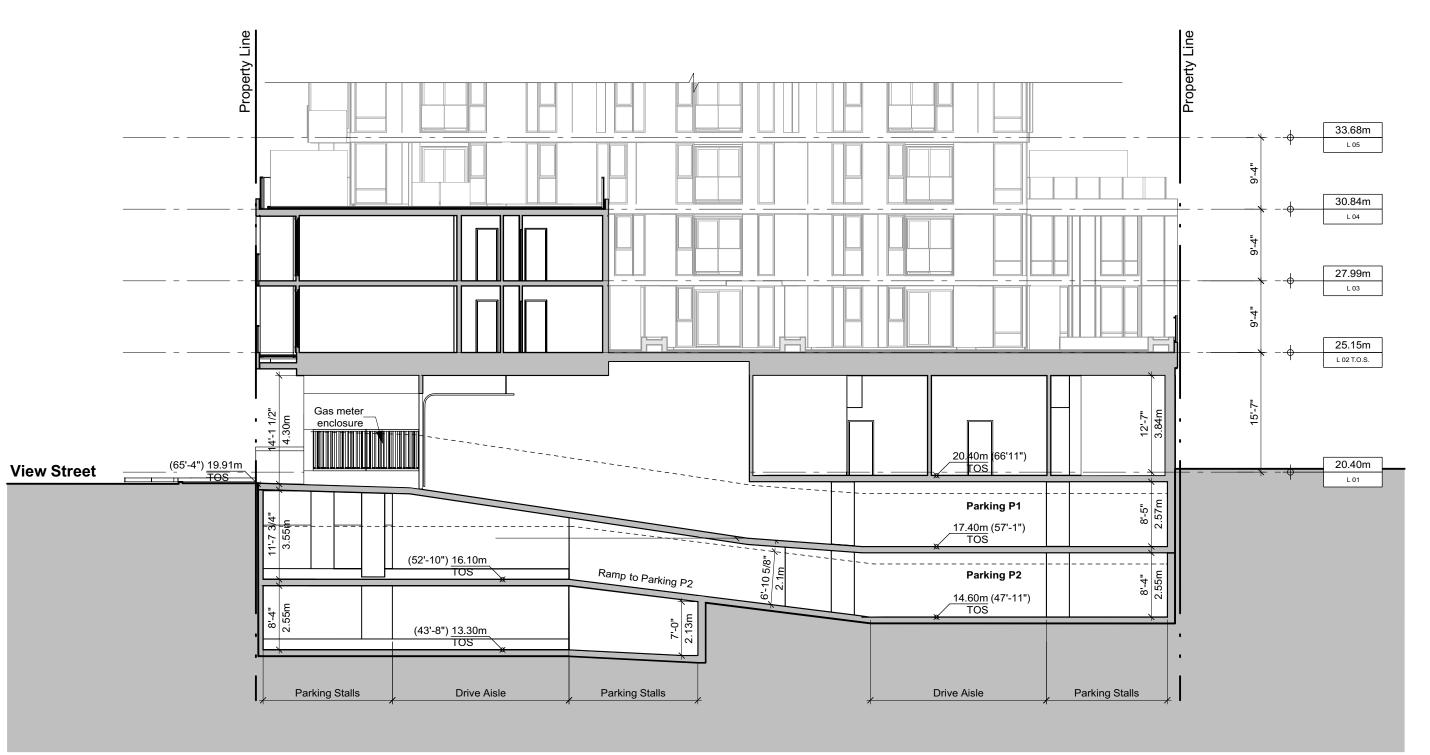
Sheet Title

Podium Elevation

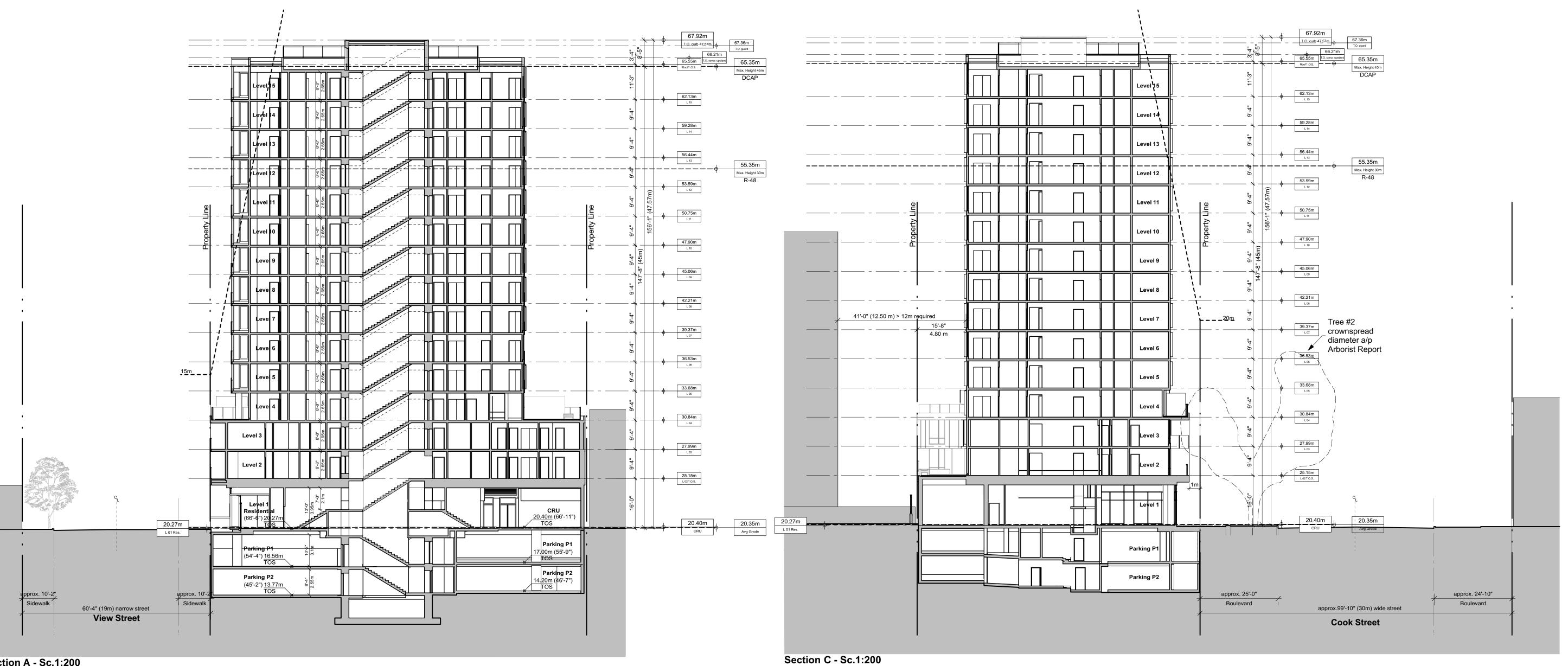
Project Number 19004

Scale

1:100



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



Section A - Sc.1:200

ARCHITECTS 201-134 Abbott St Vancouver BC Canada V6B 2K4

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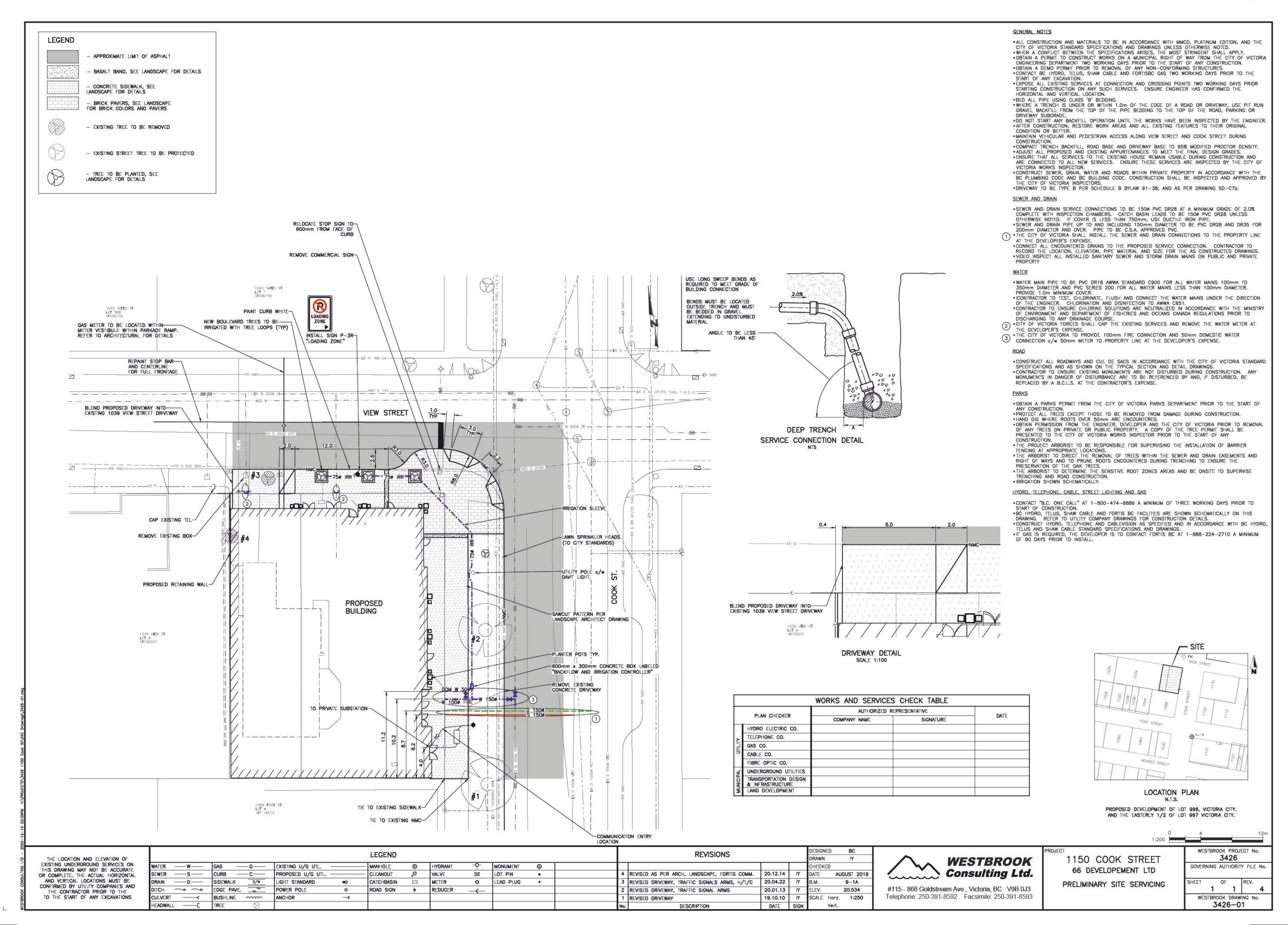
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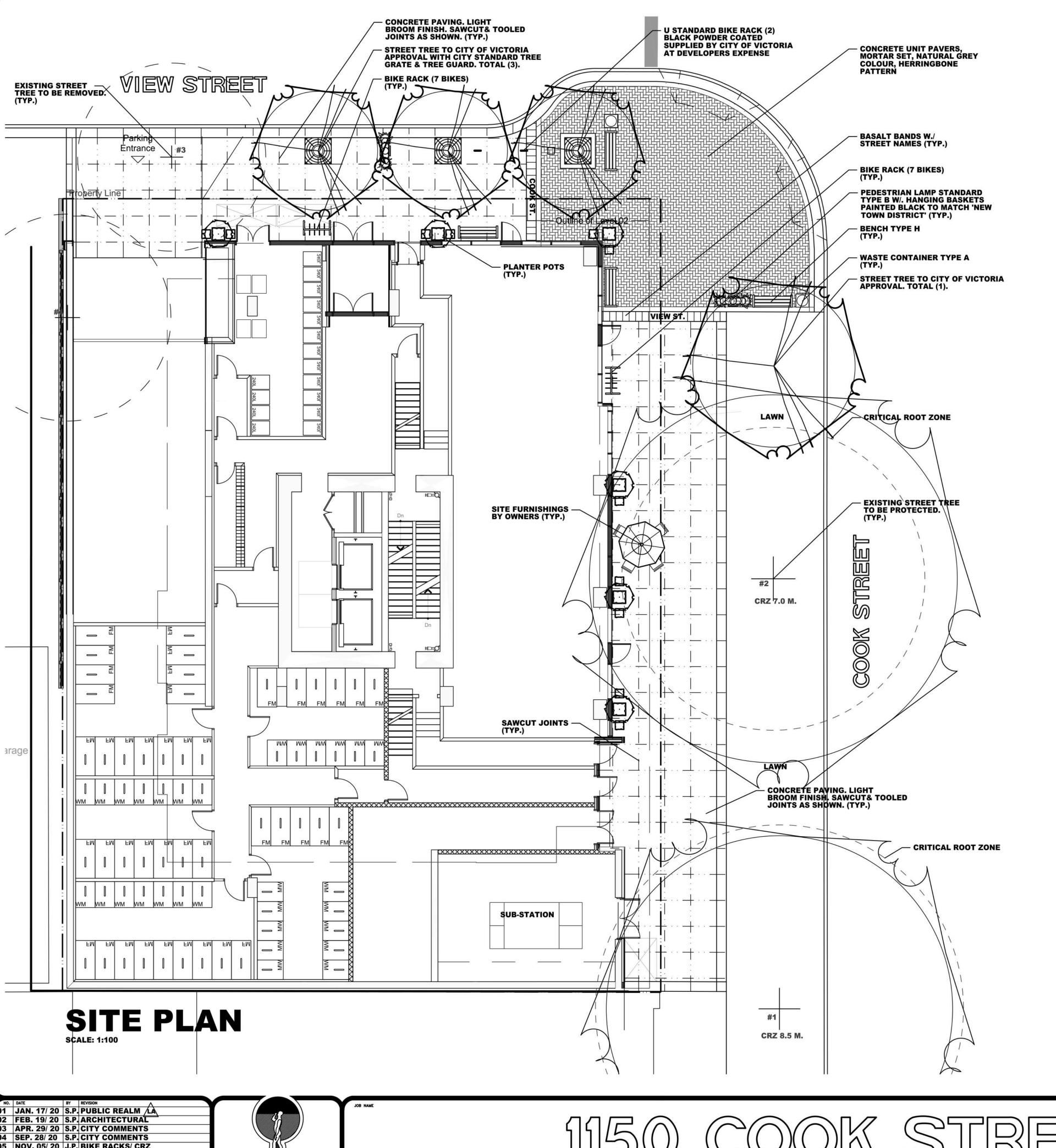
Mixed-use Residential Development 1150 Cook Street Victoria, BC

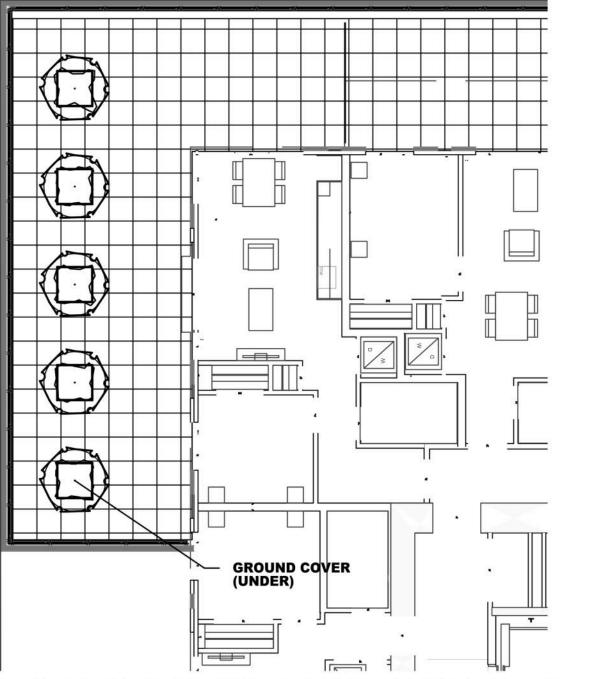
Sheet Title Section A, B & C

Project Number 19004

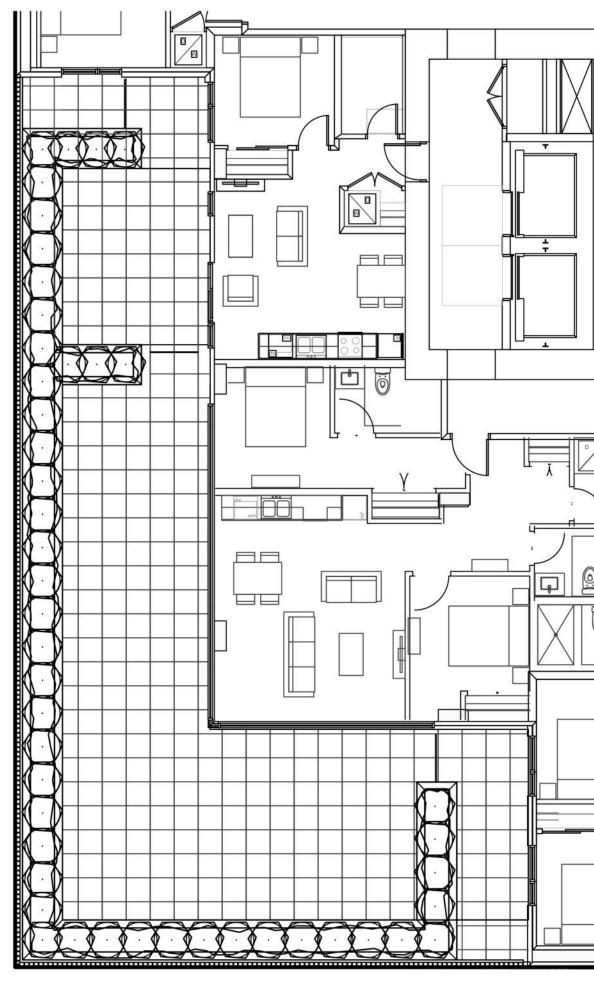
1:100







### **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

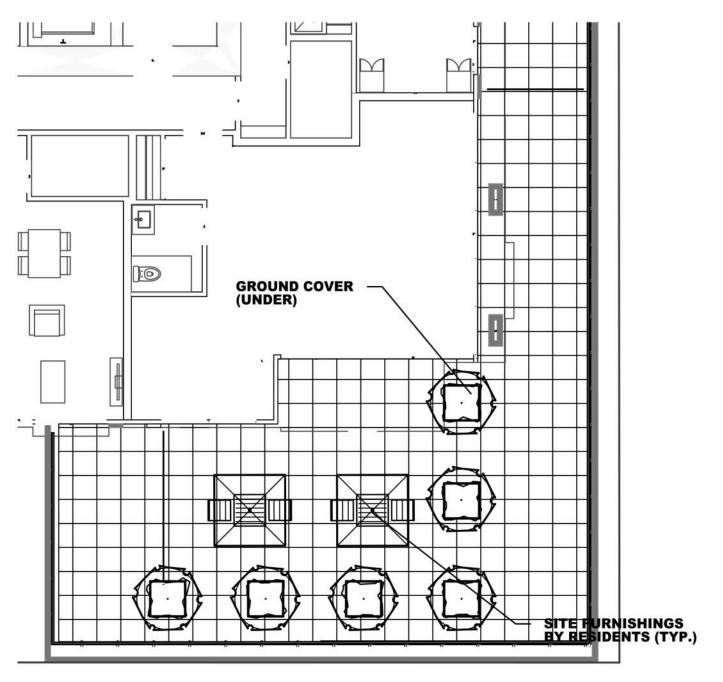
LARGE SHRUB TO BE A SELECTION OF: GLOSSY ABELIA (BL), PIERIS (BL), RHODODENDRON (BL), MEXICAN ORANGE (BL), DECIDUOUS AZALEA (DEC), COTONEASTER (BL), PORTUGESE LAUREL (BL), FIRETHORN (BL), HYDRANGEA (DEC); SIZE 27 CM POT; APPROXIMATE NO. - 06

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

DATE

DATE

DATE

DATE

DESCRIPTION

DATE

DESCRIPTION

DATE

DESCRIPTION

DATE

DESCRIPTION

DESCRIP

245 16 02

1150 COOK STREET VICTORIA, B.C.

