

Site Plan
metric scale 1 : 100
[based on Survey information provided by
Explorer Land Surveying Inc dated 04 October 2017]



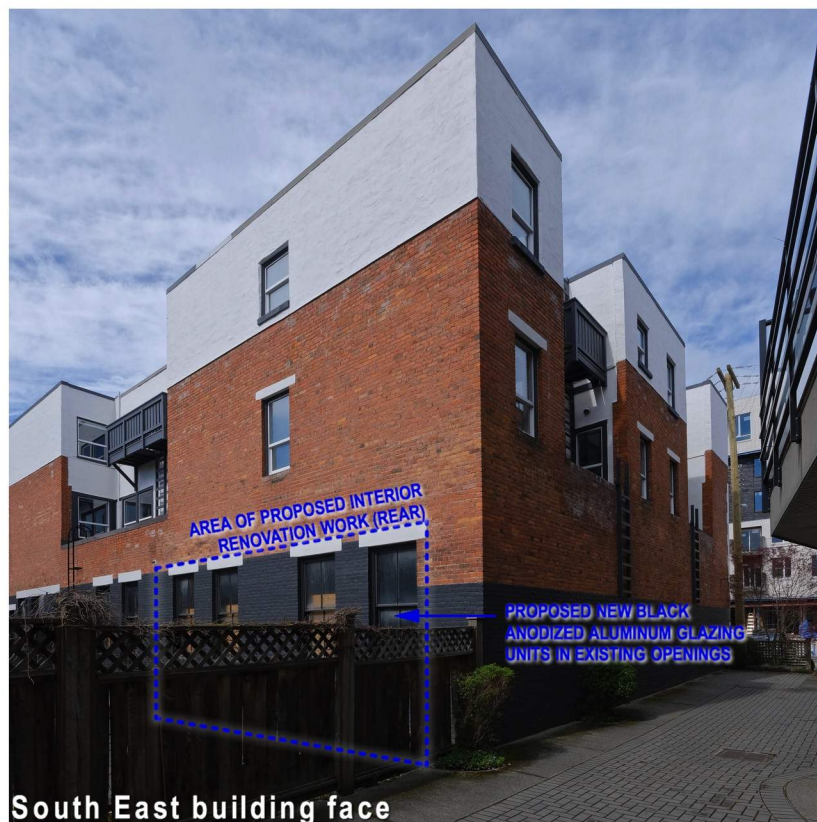
South West building face from Cook Street



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



N 1/2 OF LOT 1593

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	± 333.5 m2 (3,590 ft2)
density [floor space ratio]	max. 1.4:1	no changes, existing unaltered	± 2.8:1 (917.5 m2)
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
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	

N 1/2 OF LOT 1592

PROJECT DATA	CURRENT ZONING REQUIREMENTS	EXISTING CONDITIONS / PROPOSED CHANGES	VARIANCES
ZONING:	R3-A1	no changes, existing unaltered	R3-A1
lot area	920 m2 minimum	no changes, existing unaltered	± 333.5 m2 (3,590 ft2)
density [floor space ratio]	max. 1.0:1	no changes, existing unaltered	± 2.7:1 (897.8 m2)
height	max. 10.7 m	no changes, existing unaltered	± 11.46 m (37.6 ft)
number of storeys	3 storeys	no changes, existing unaltered	3 storeys
SETBACKS:			
front (west)	5.0 m (16.4 ft) (to street line)	no changes, existing unaltered	
rear (east)	9.0 m (29.5 ft) bldg. ht over 7m shall be setback an additional 1.5 m	no changes, existing unaltered	
side - int. (south)	3.0 m (9.8 ft)	no changes, existing unaltered	
side - ext. (north)	3.0 m (9.8 ft)	no changes, existing unaltered	

PARKING

based on both lots combined		
Schedule C (Core Area)		
Retail:	164 m2 / 1 space per 80 m2 = 2 stalls	
Launderette (zone specific):	178 m2 / 1 space per 18.5 m2 = 10 stalls	
Residential (multiple dwelling):	4 units / 0.65 per unit = 2.6 16 units / 0.80 per unit = 12.8 2 new units / 1.20 per unit = 2.4 total residential stalls = 18	
Visitor Parking:	22 units / 1 space per 0.1 = 2	
total parking required:	32 stalls	32 parking stall
total parking provided:	0 stalls (existing / no change)	Variance requested

Revisions

Bubbled areas indicate revisions
compared to the previously
submitted plans

Received Date:
October 25, 2019

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	October 21 2019	description	Revised for DP
date	July 24 2019	description	Revised for DP
date	June 03 2019	description	DP Submission
drawing title	Project Data / Site Plan		
drawing no.	A1.1		

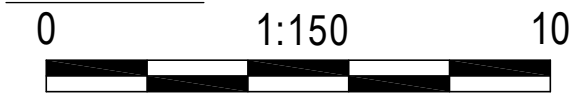
Explorer
Land Surveying Inc

B. C. Land Surveyor's Certificate of Location for:

THE NORTHERLY 1/2 OF LOTS 1592
AND 1593, VICTORIA CITY

ZONING : C-1

SCALE :



All distances are in METERS and decimals thereof.

Parcel Identifier: 009-396-772 and 009-396-781
In the CITY OF VICTORIA

Prepared exclusively for: GMC Projects Inc.

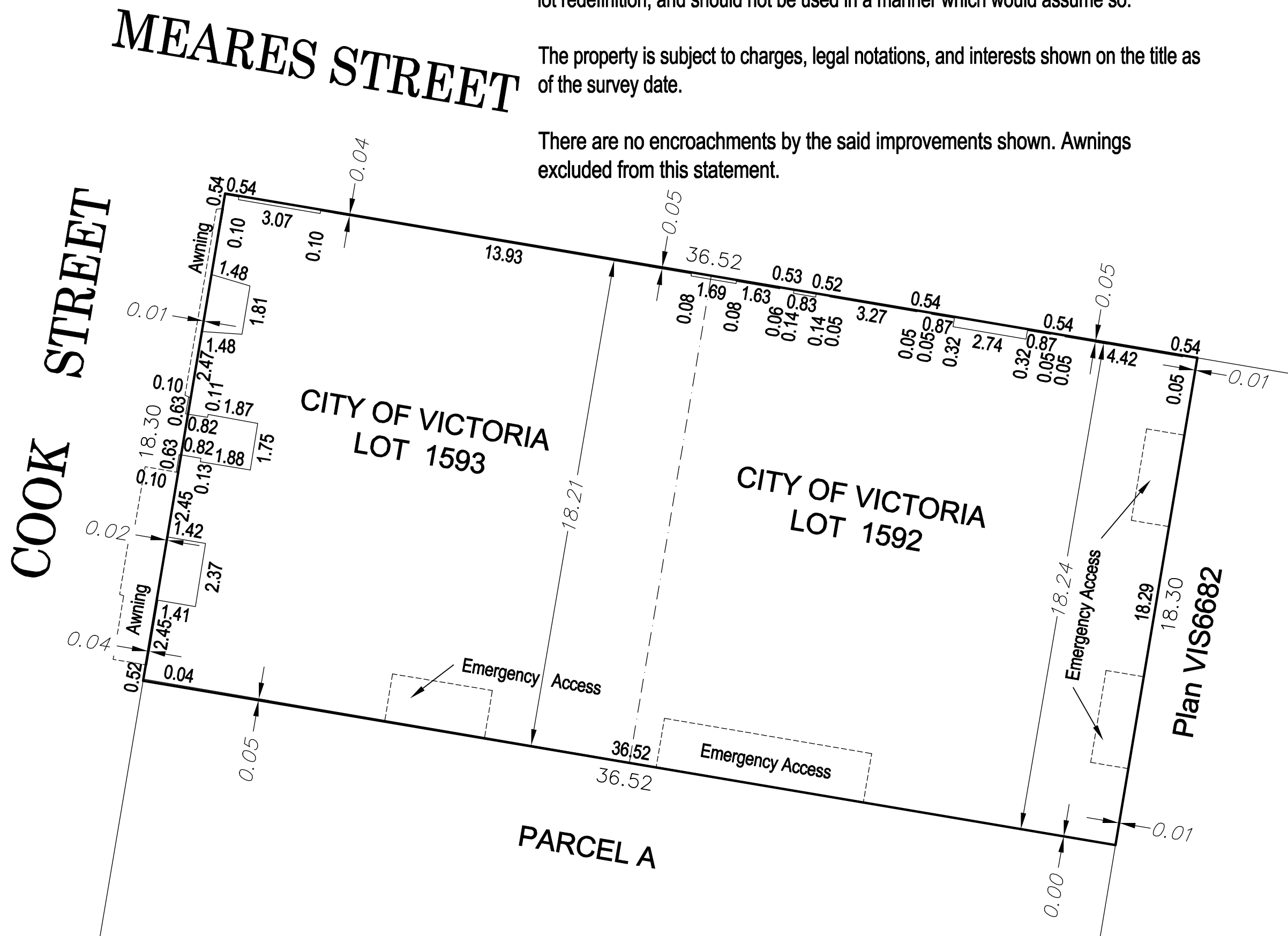
133-1335 Bear Mountain Pkwy
Victoria, B. C. V9B 6T9
Tel: (250) 381-2257
Email: kenneth@explorersurvey.com
File: 11520

I have inspected the Commercial premises shown at 1021 Cook Street and hereby certify that the said structure is situate with respect to nearby boundaries as shown on this sketch.

This document is prepared for the use of the stated party and their interests, and is for inspection purposes only. This document does not represent any form of boundary or lot redefinition, and should not be used in a manner which would assume so.

The property is subject to charges, legal notations, and interests shown on the title as of the survey date.

There are no encroachments by the said improvements shown. Awnings excluded from this statement.



Kenneth Ng, BCLS

Field Survey - 3 October, 2017.

Dated this 4th of October, 2017.

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any descisions made, or action taken based on this document.

21 October 2019
Revisions

Site Survey

metric scale 1 : 150

[Survey information provided by
Explorer Land Surveying Inc dated 04 October 2017]

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V8S 4K4

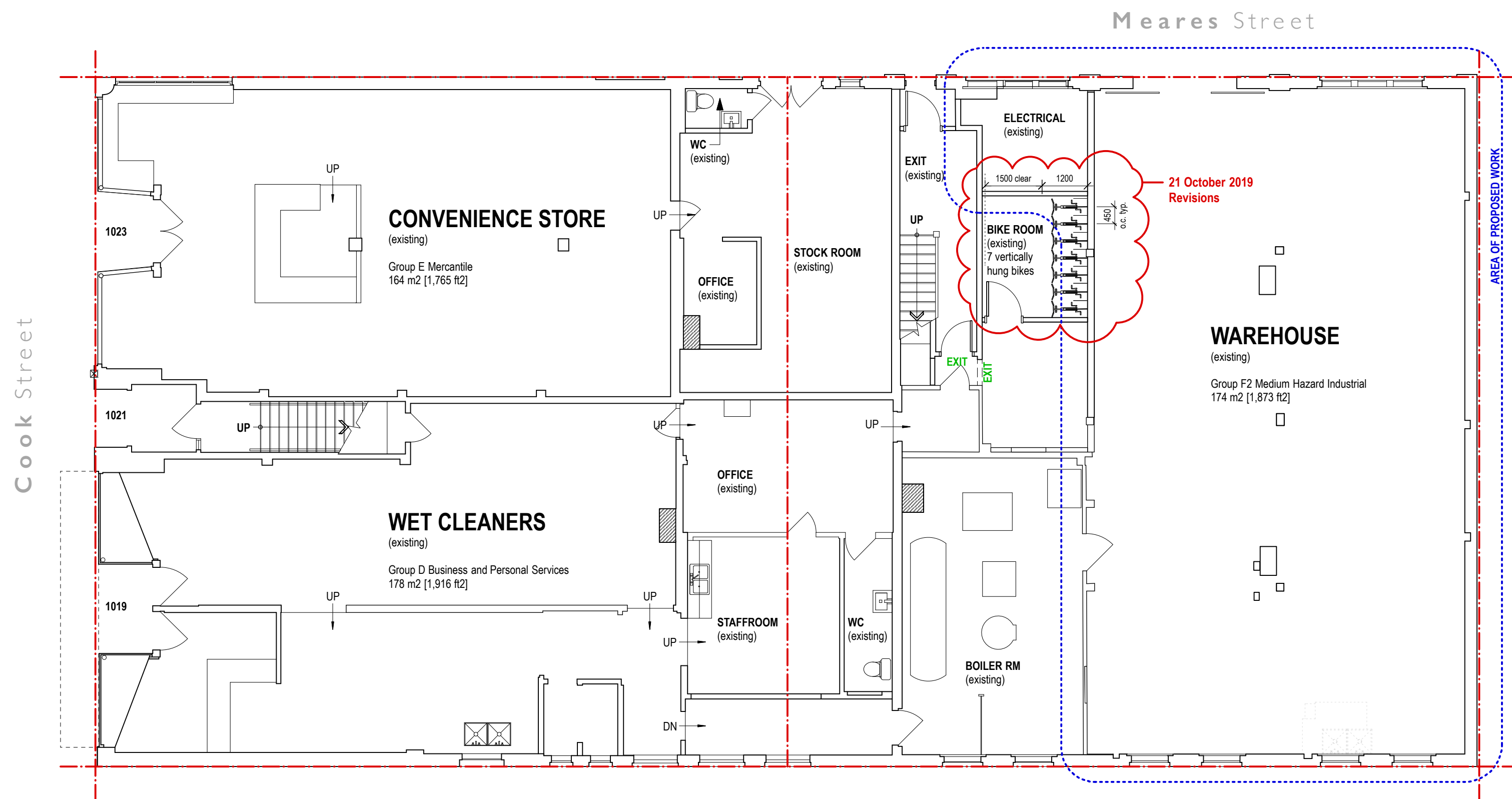
250.592.91/98

Hillel Architecture inc

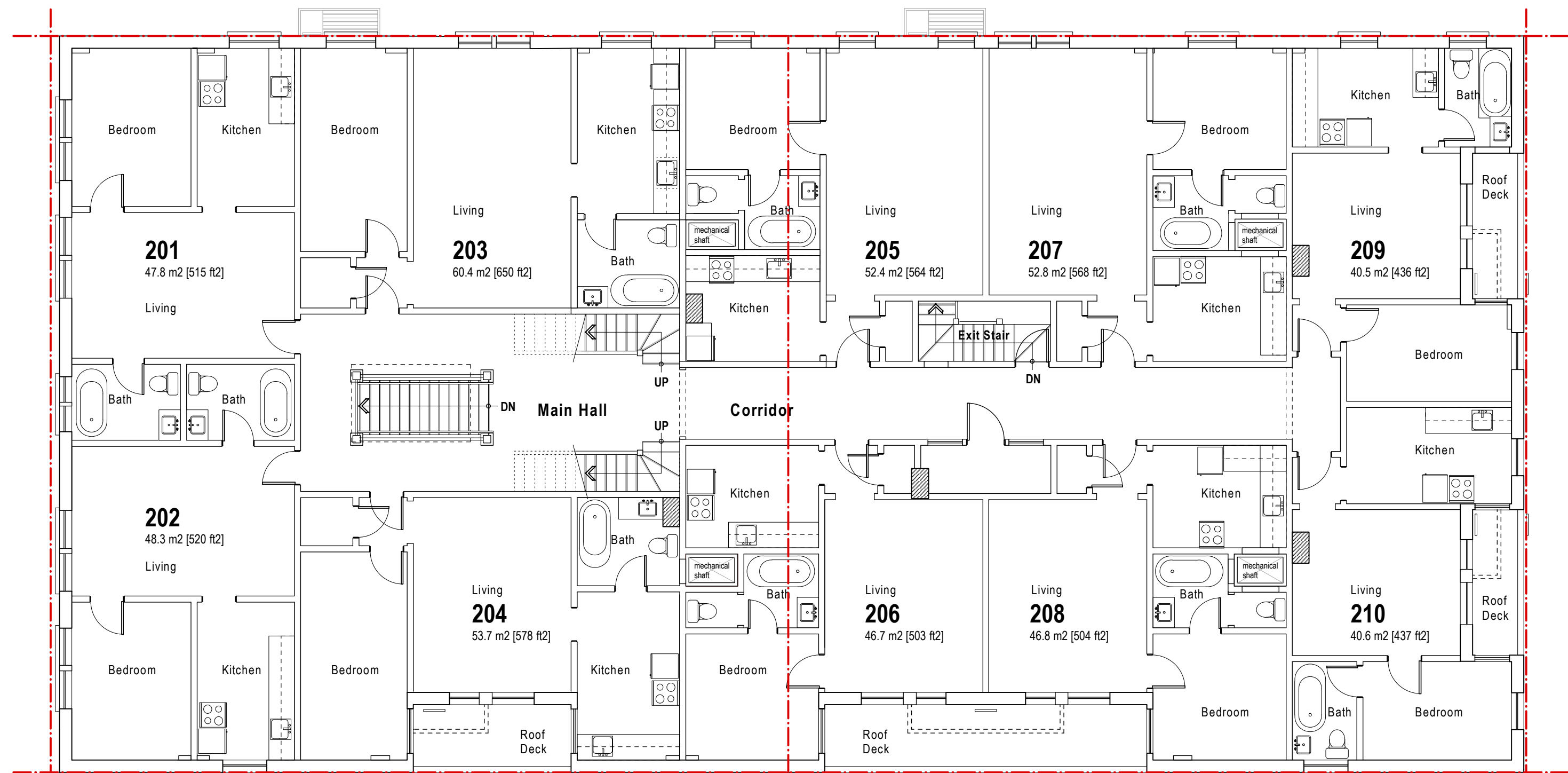
date	October 21 2019	description	Revised for: DP
date	July 24 2019	description	Revised for: DP
date	June 03 2019	description	DP Submission

Existing Site Survey

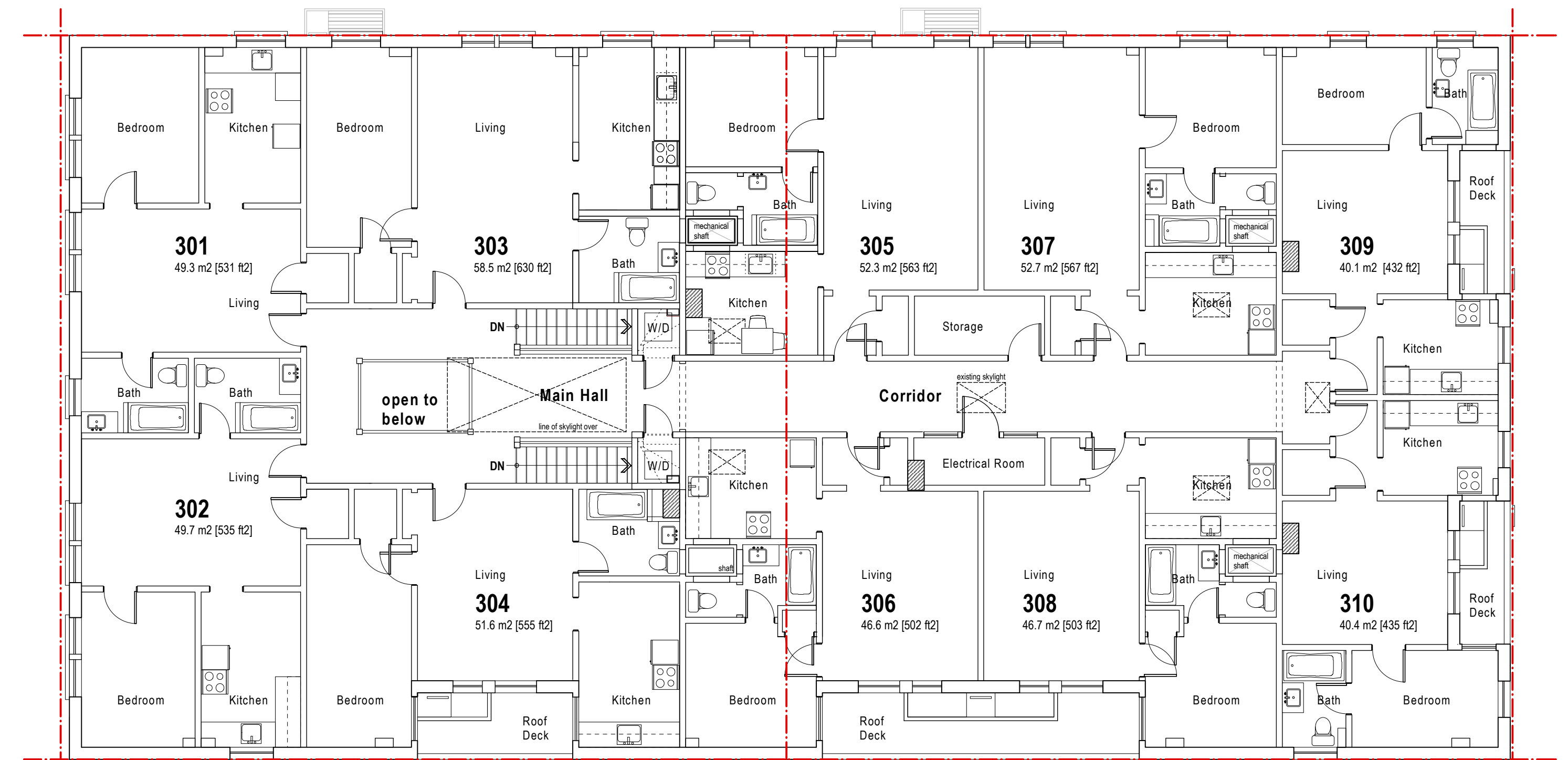
A1.2



Existing Ground Floor Plan
metric scale 1 : 100



Existing Second Floor Plan
metric scale 1 : 100



Existing Third Floor Plan
metric scale 1 : 100

1021 Cook Street Suite Conversion

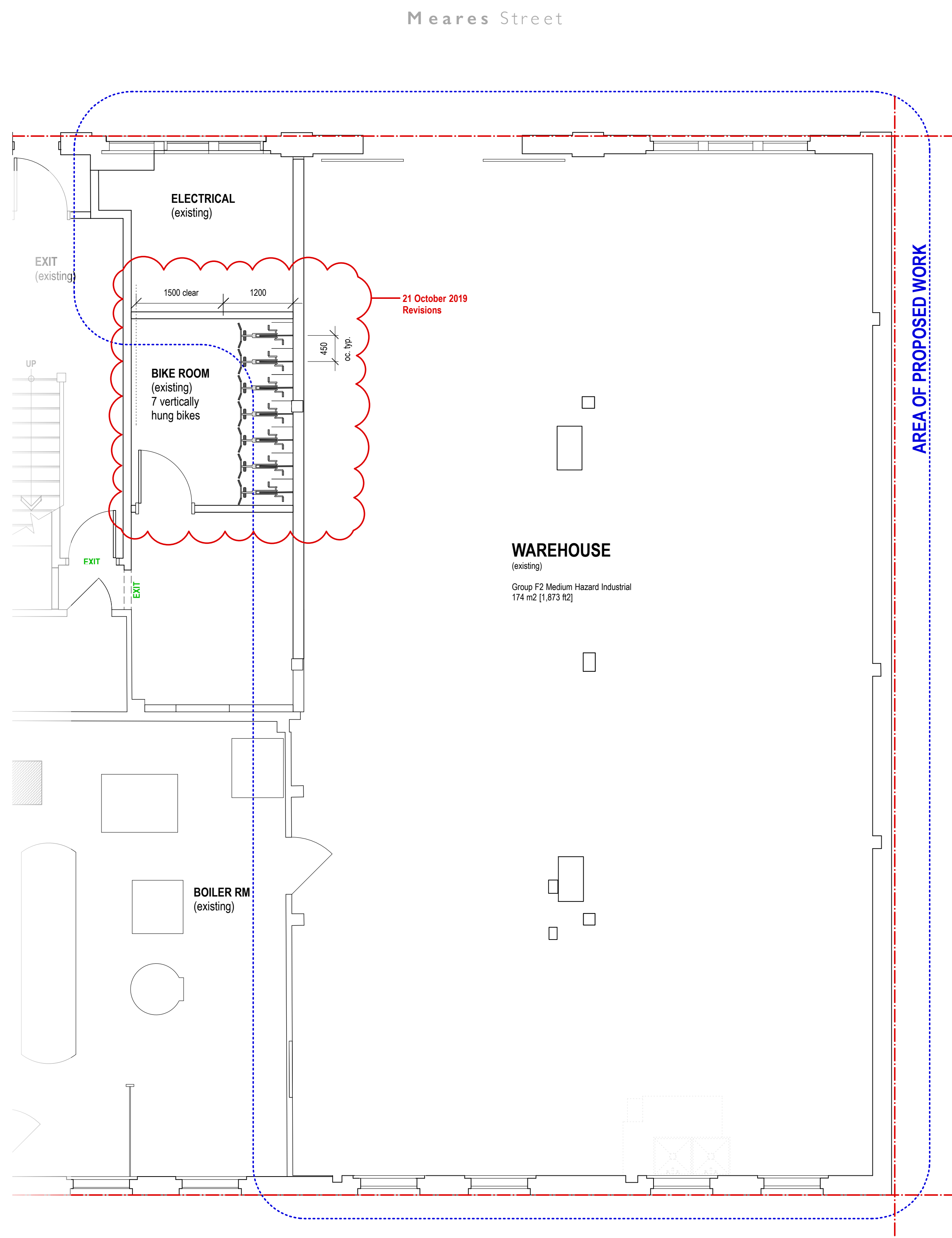
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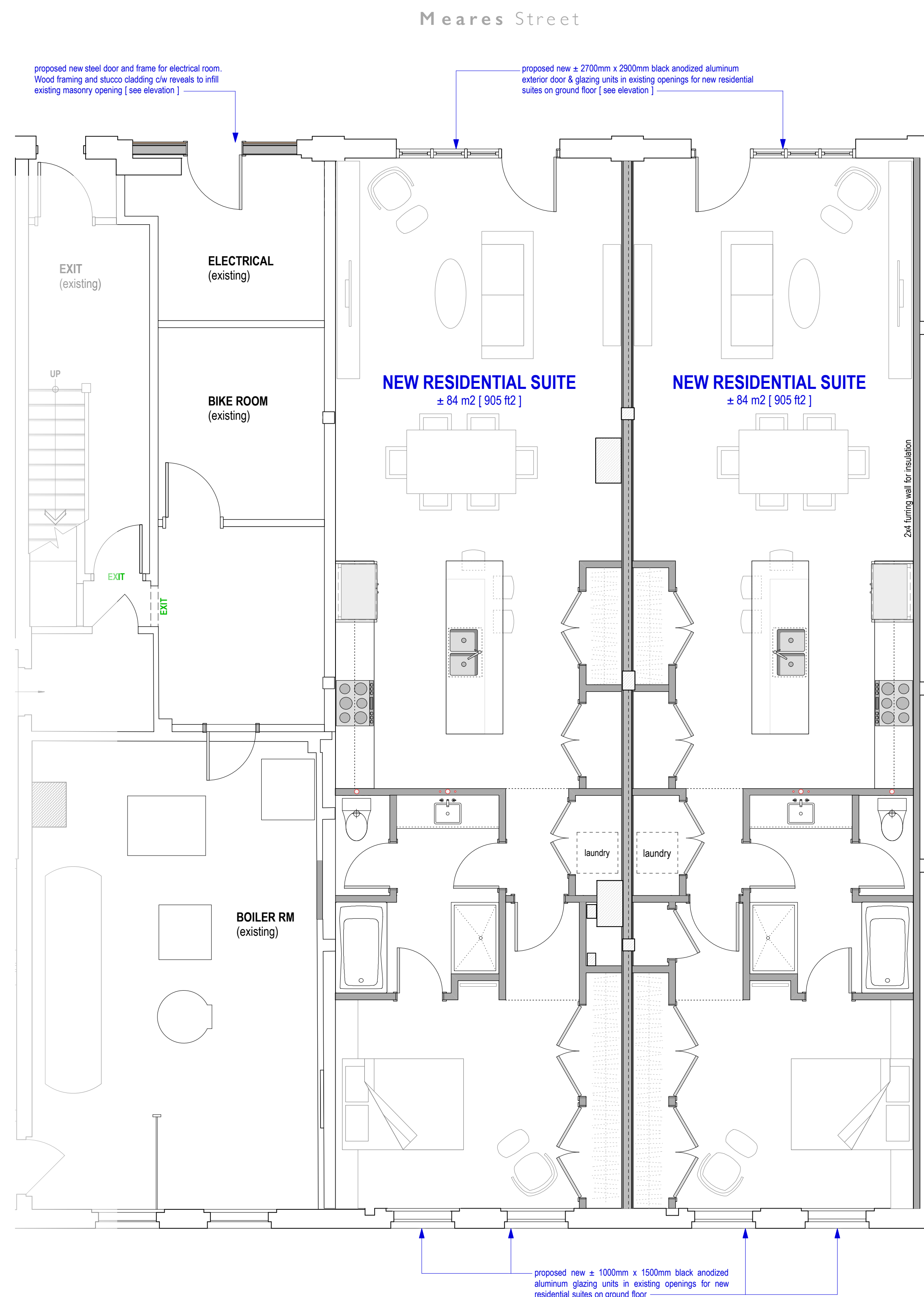
250.592.91/98

Hillel Architecture inc.

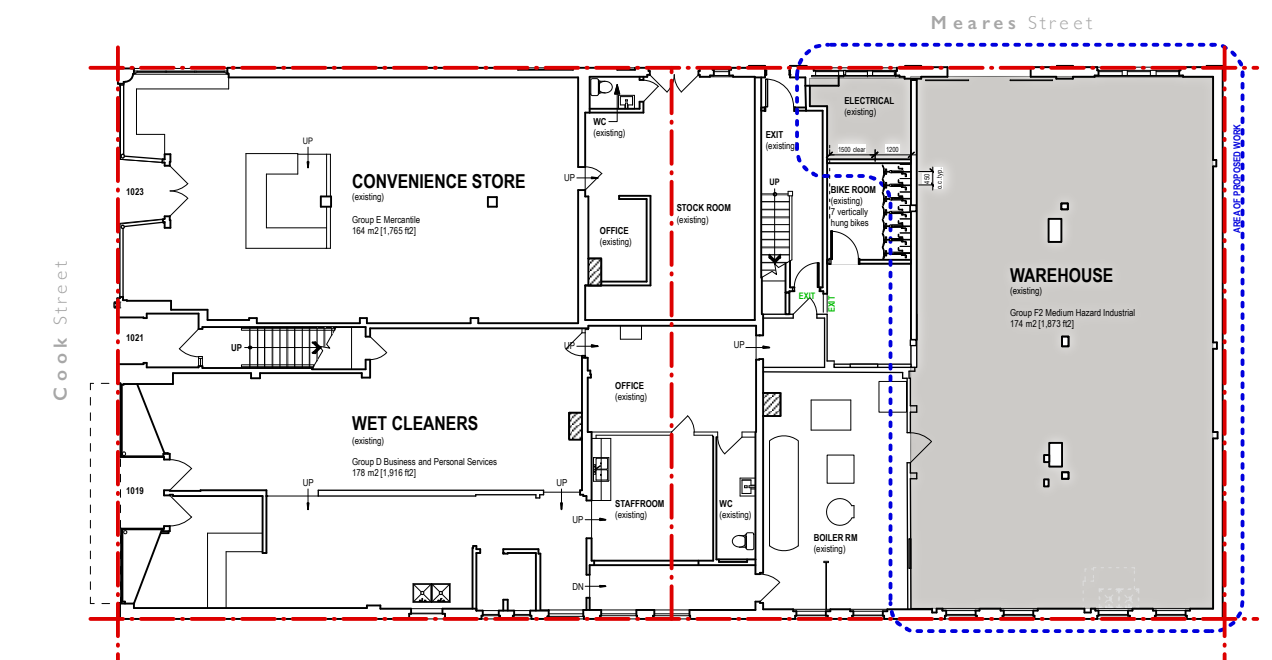
date	October 21 2019	revision	Revised for DP
date	July 24 2019	revision	Revised for DP
date	June 03 2019	revision	DP Submission
drawing title	Existing Floor Plans		
drawing no.	A2.1		



Existing Ground Floor Plan
metric scale 1 : 50



Proposed Ground Floor Plan
metric scale 1 : 50



Building Key Plan
metric scale NTS

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Hillel Architecture inc.

date	October 21 2019	description	Revised for DP
date	July 24 2019	description	Revised for DP
date	June 03 2019	description	DP Submission
drawing title	Floor Plans		
drawing no.	A2.2		



Proposed Elevation
metric scale 1 : 50



Existing Elevation
metric scale 1 : 100



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Hillel Architecture inc

date	description	revised for
October 21 2019	description	Revised for DP
July 24 2019	description	Revised for DP
June 03 2019	description	DP Submission
Drawing title		
Elevation		
A3.1		