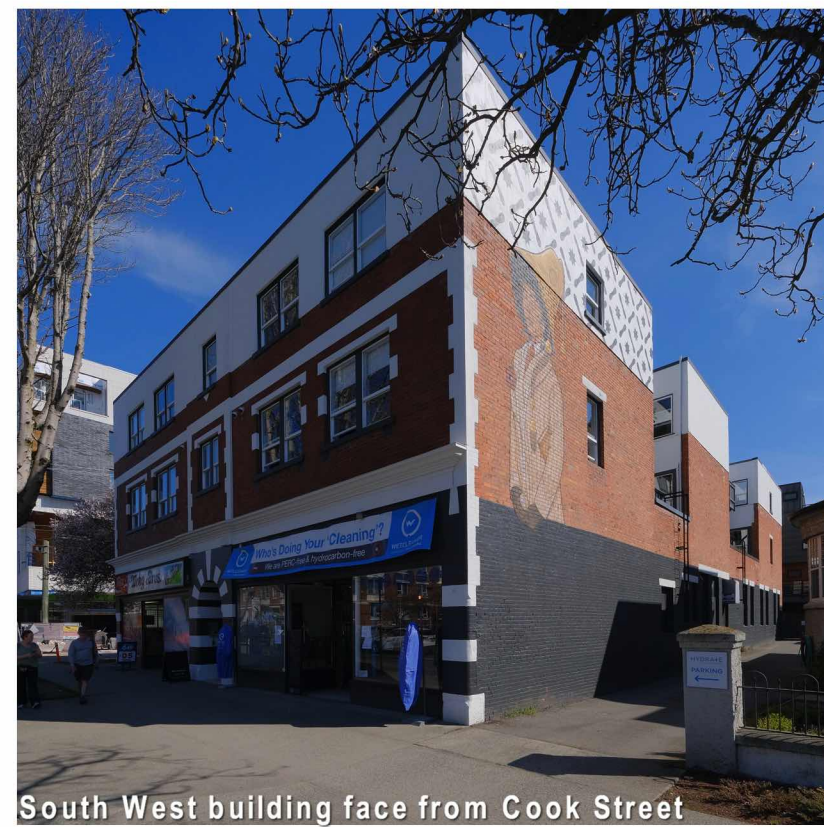


Site Plan
metric scale 1 : 100
[based on Survey information provided by
Explorer Land Surveying Inc dated 04 October 2017]



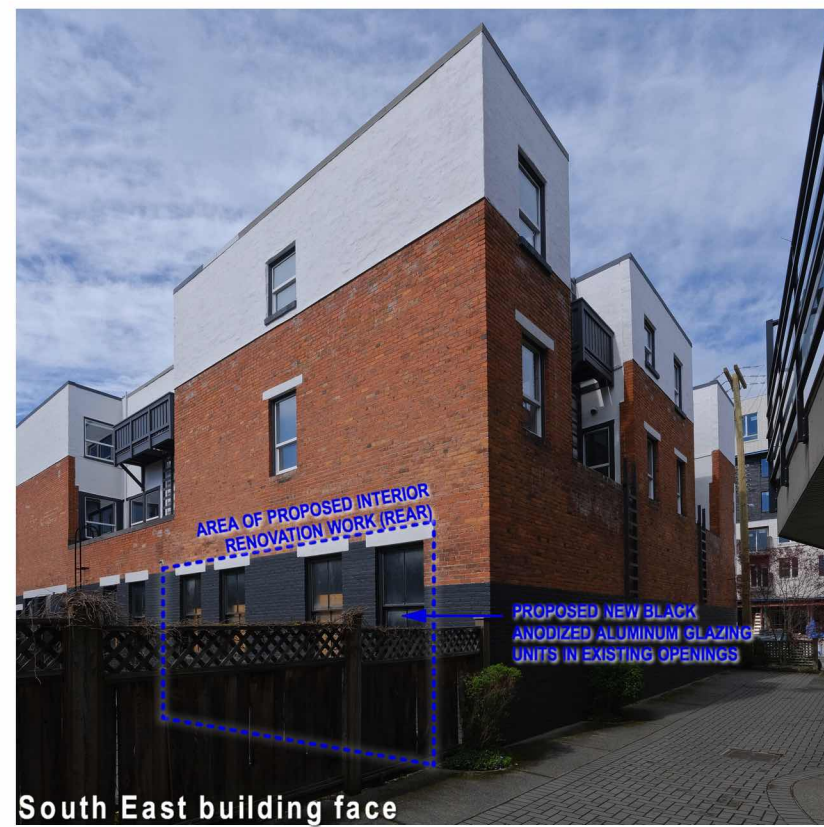
South West building face from Cook Street



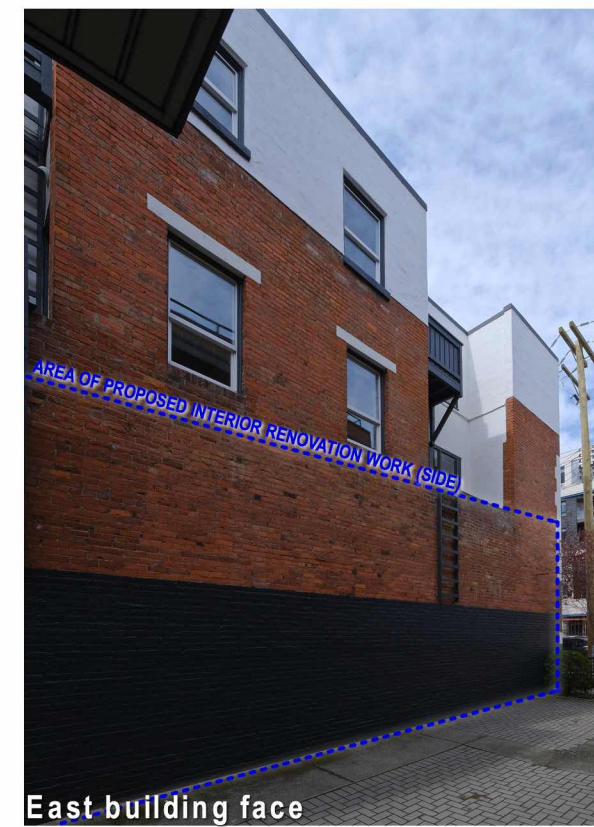
North West building face from Cook Street /
Meares Street intersection



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 m ² (3,590 ft ²)
density [floor space ratio]	max. 1.4:1	no changes, existing unaltered	± 2.8:1 (917.5 m ²)
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 m ² minimum	no changes, existing unaltered	± 333.5 m ² (3,590 ft ²)
density [floor space ratio]	max. 1.0:1	no changes, existing unaltered	± 2.7:1 (897.8 m ²)
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 m ² / 1 space per 80 m ² = 2 stalls	
Launderette (zone specific):	178 m ² / 1 space per 18.5 m ² = 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

Received Date:
July 25, 2019

1021 Cook Street Suite Conversion

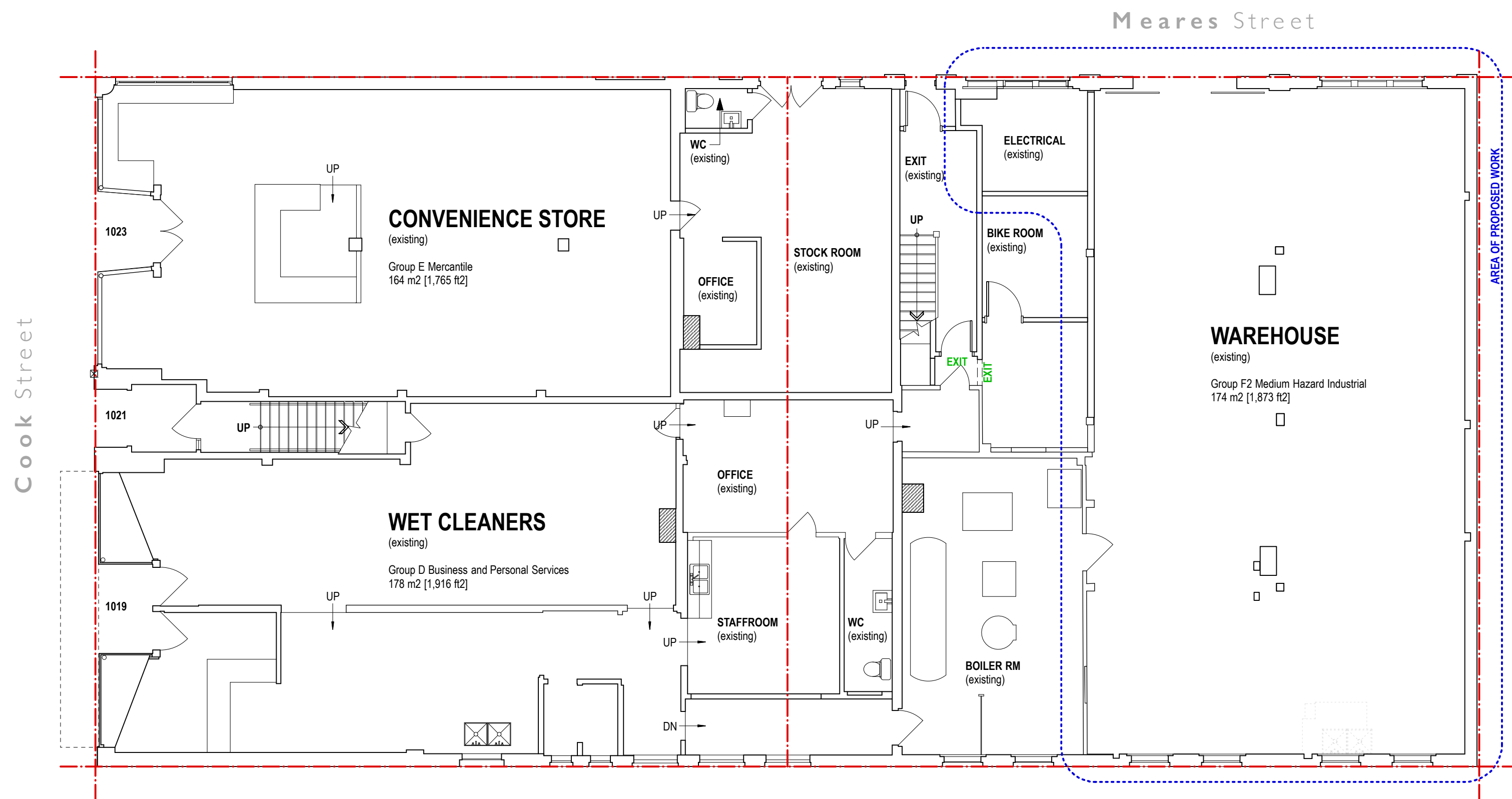
1021 Cook Street, Victoria BC

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

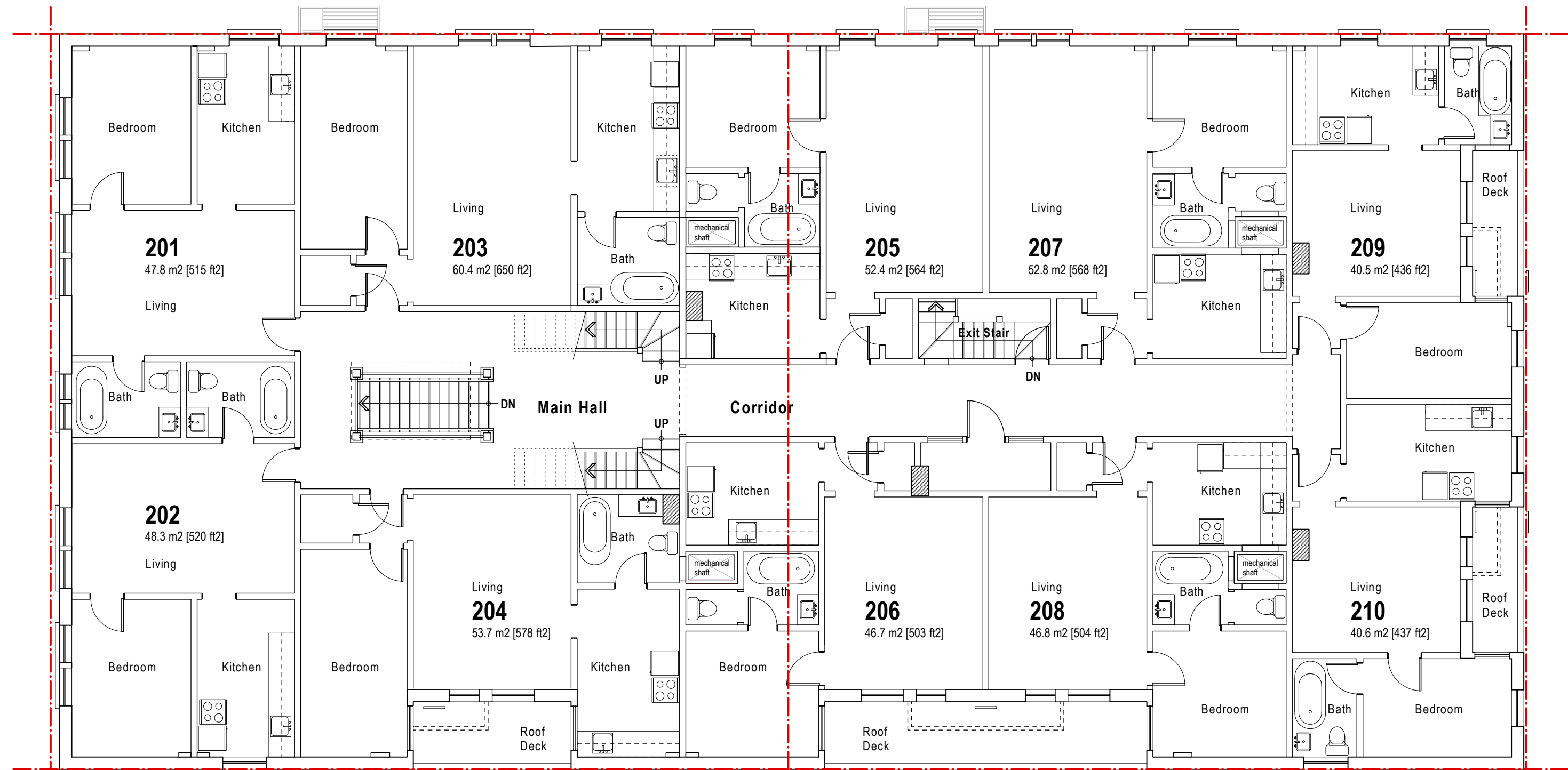
250.592.9198

Hillel Architecture inc

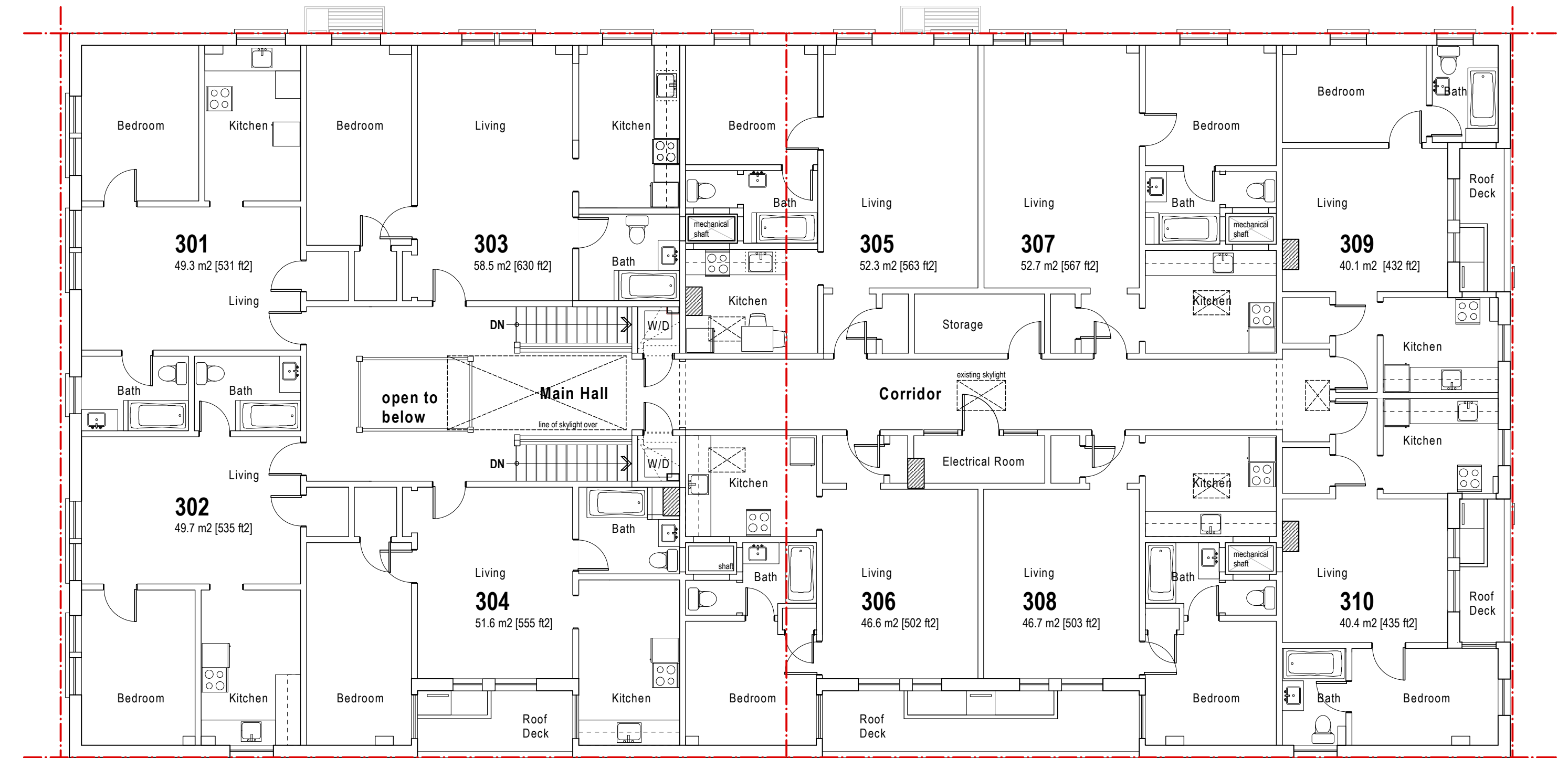
date	July 24 2019	description	Revised for DP
date	June 03 2019	description	DP Submission
drawing title	Project Data / Site Plan		
drawing no.	A1.1		



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

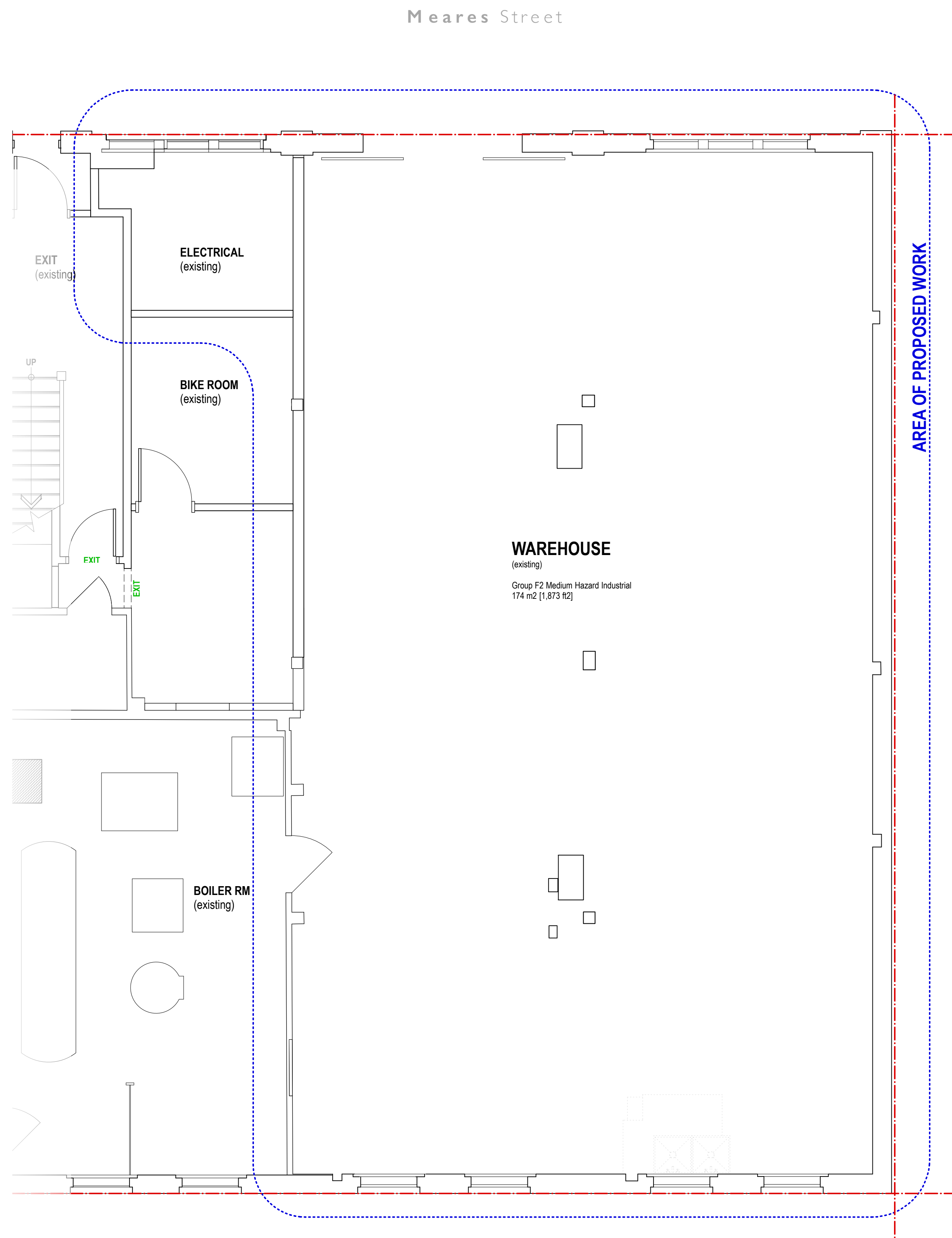
1021 Cook Street, Victoria BC

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

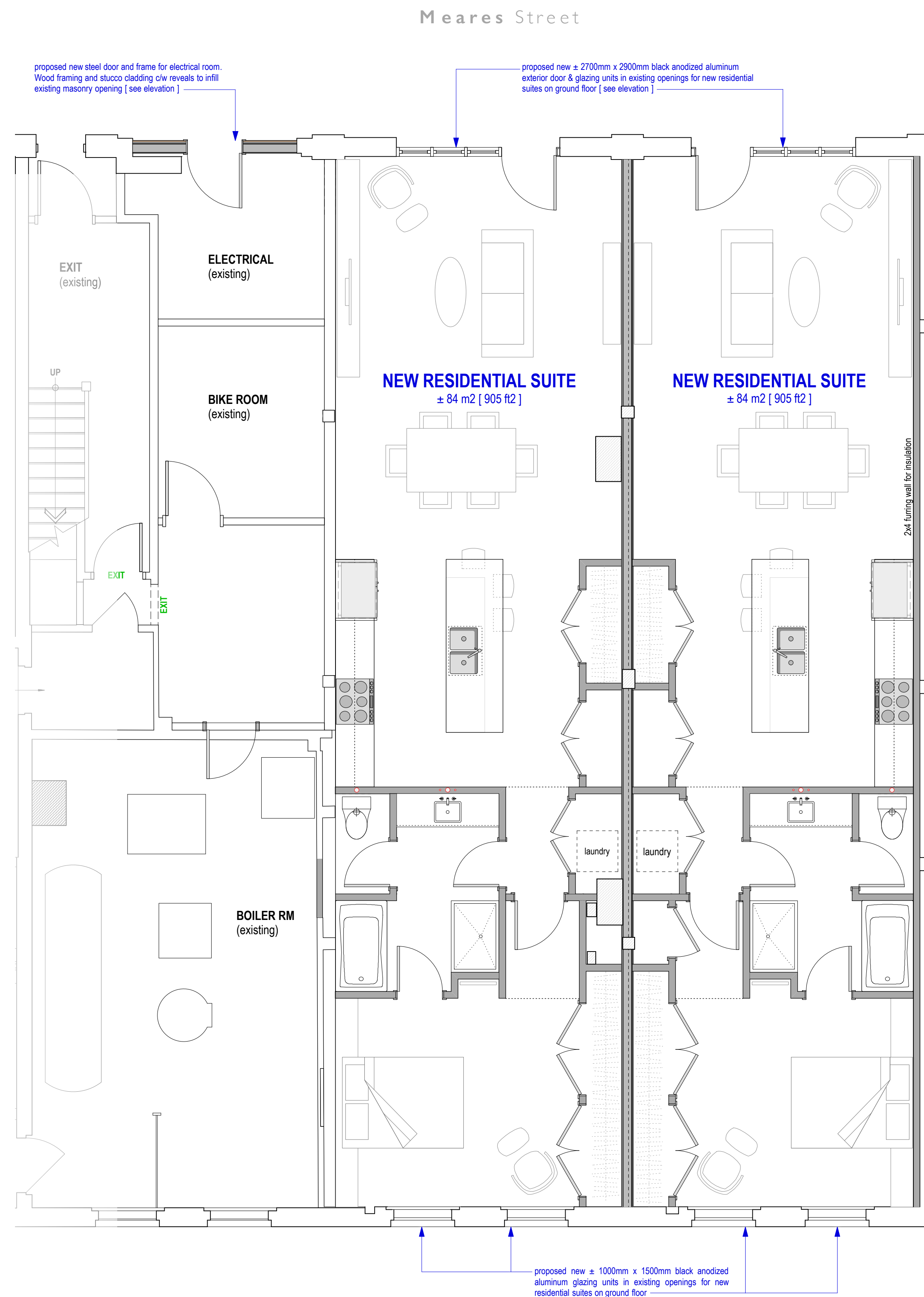
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Hillel Architecture inc.

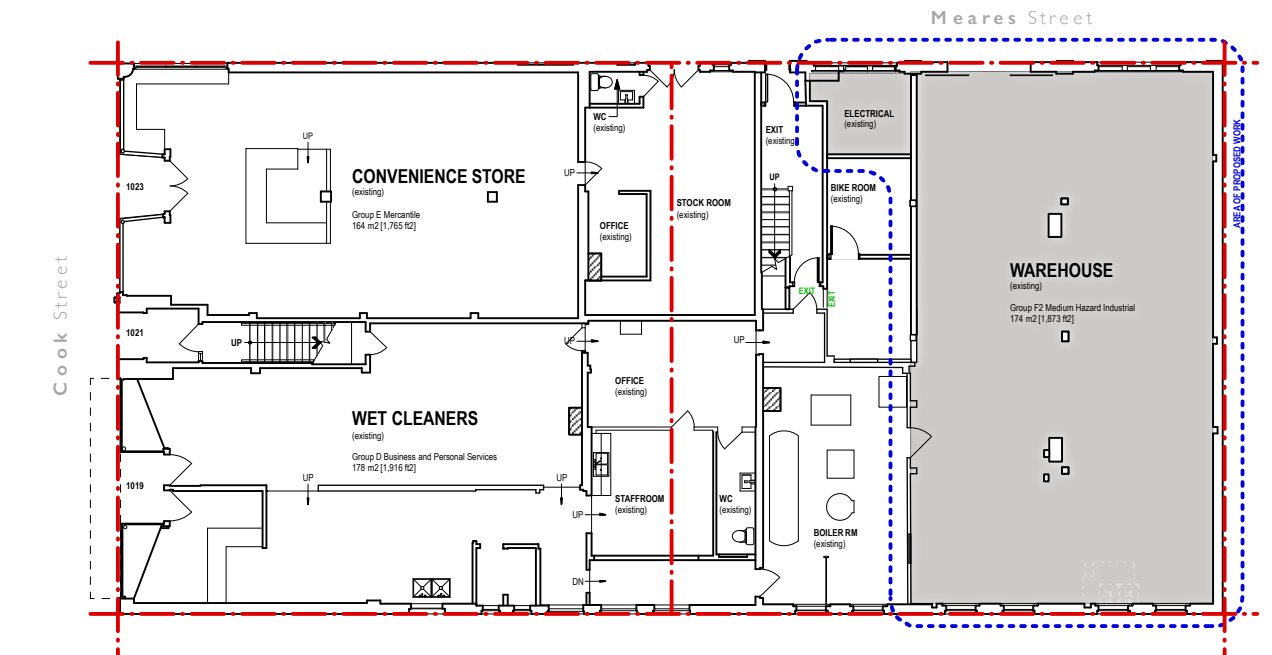
date	July 24 2019	revision	Revised for DP
date	June 03 2019	revision	DP Submission
drawing title	Existing Floor Plans		
drawing no.	A2.1		



Existing Ground Floor Plan
metric scale 1 : 50



Proposed Ground Floor Plan
metric scale 1 : 50



Building Key Plan
metric scale NTS

1021 Cook Street Suite Conversion

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Hillel Architecture inc.

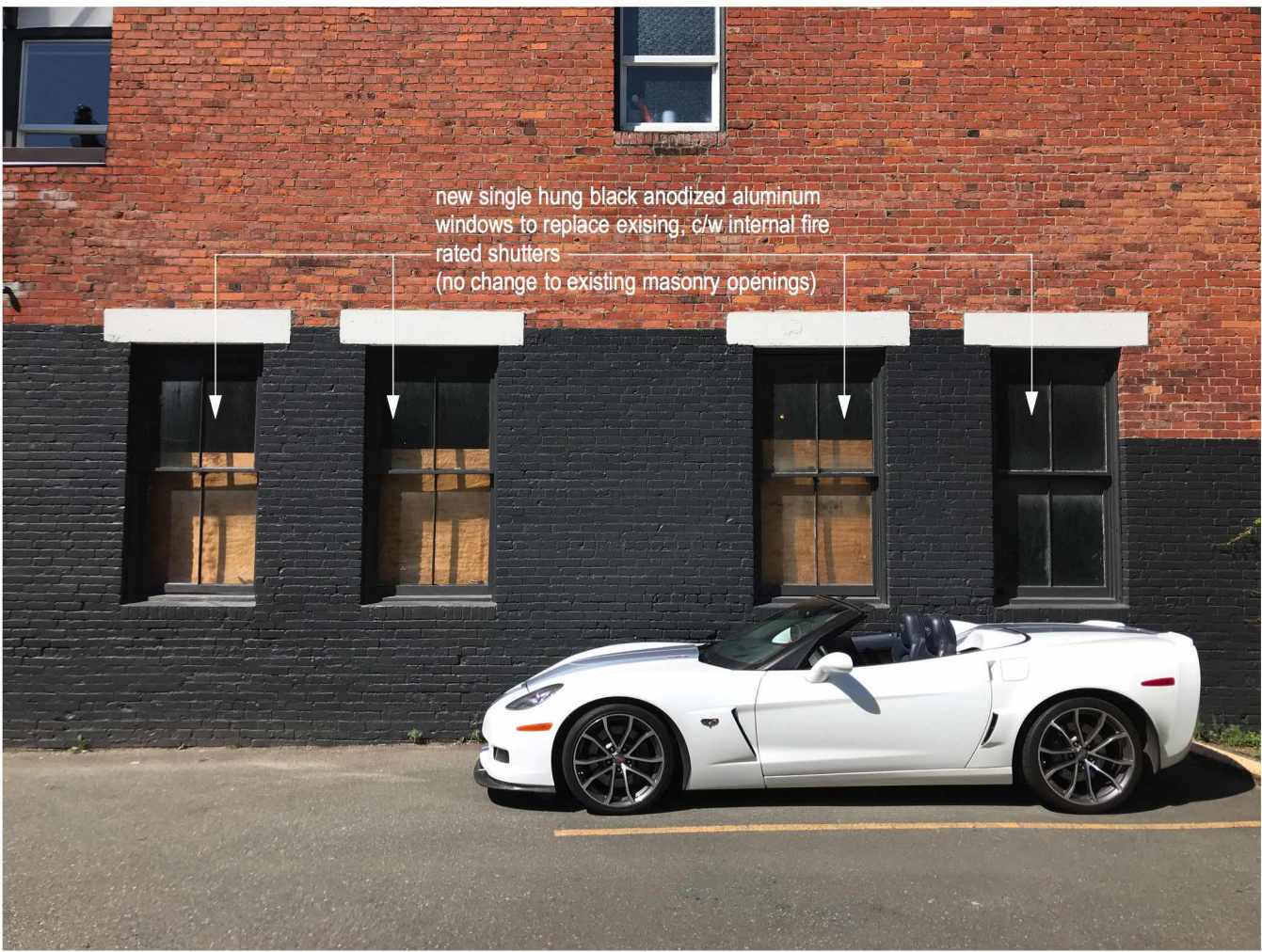
date	July 24 2019	description	Revised for DP
date	June 03 2019	description	DP Submission
drawing title	Floor Plans		
drawing no.	A2.2		



Proposed Elevation
metric scale 1 : 50



Existing Elevation
metric scale 1 : 100



1021 Cook Street Suite Conversion

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Victoria BC
V8S 4X4
250.592.9198

Hillel Architecture inc

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