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 Development Permit Area Existing Zoning Proposed Zoning Existing Use Restaurant Retail & Residential Proposed Use 1,009.20 sm Proposed FSR 7.78 Commercial

 Commercial
 0
 0

 Total
 41

 Bicycle Parking (long-term)
 Required
 Proposed

 1 space/ Units < 45m2</td>
 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 DCA
Height of Building 30 m 47.57 m
Number of Storeys 16 storeys

 Building Setbacks
 Permitted
 Proposed

 Level 01
 L 02 & 03
 L 04
 L 05

 Front Yard
 0.5 m
 2 m
 0 m
 3.7 m
 2.1 m

 Rear Yard
 0.1 m
 0 m
 5.9 m
 5.9 m

 Side Yard East
 1.7 m
 0.5 m
 3.4 m
 2.8 m

 Side Yard West
 0.1 m
 0 m
 4.8 m
 4.8 m

Use
Total Commercial Floor Area 168.58 sm
Total Residential Floor Area 7,433.98 sm

Total Number of Residential Units

NSDA

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Commercial / Residential Development 1150 Cook Street Victoria, BC

Revisions

Received Date:

May 13, 2020

Sheet Title
Cover Sheet

Project Number
19004
Scale
1:500
Sheet Number
A-00

Project Team

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Context Plan Sc.1:750

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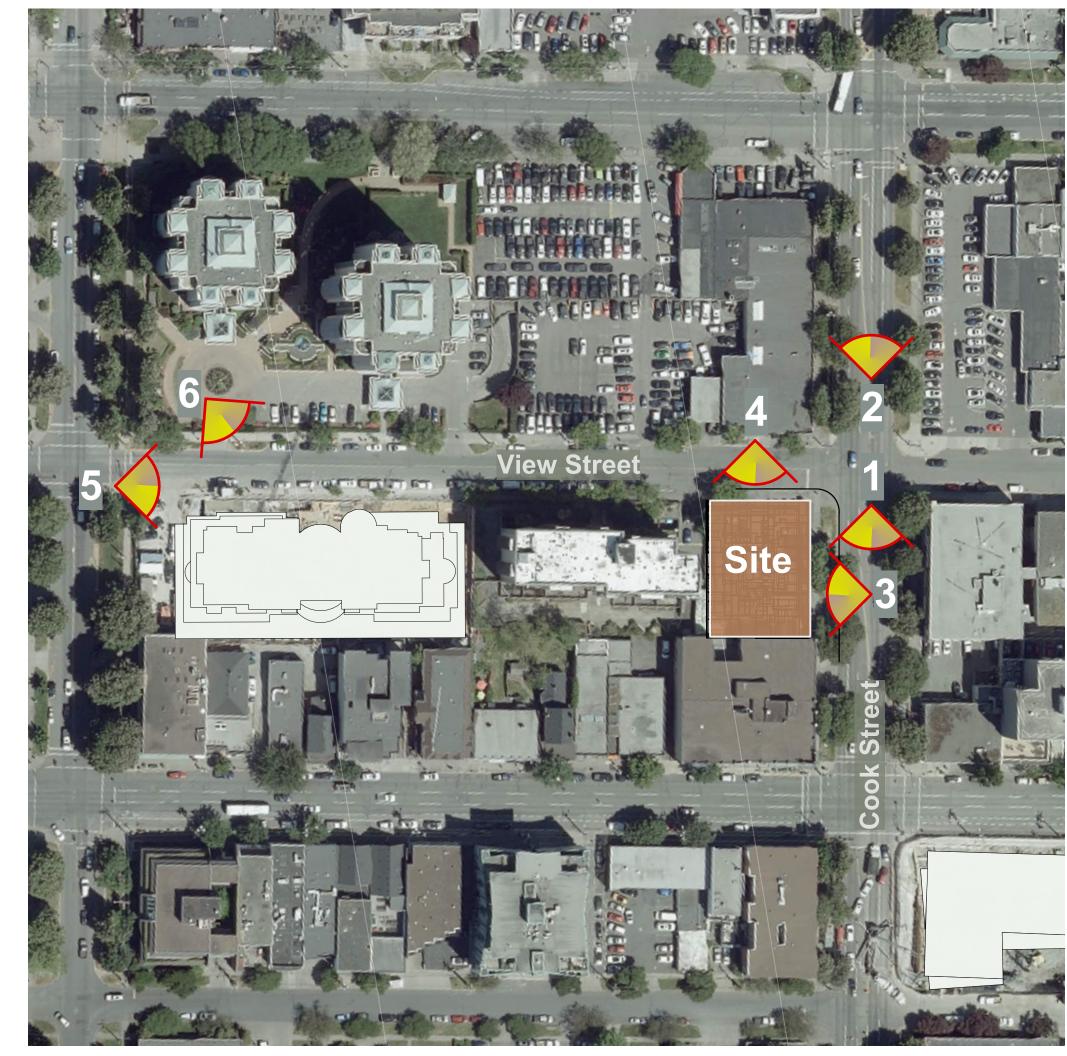
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Drawing List

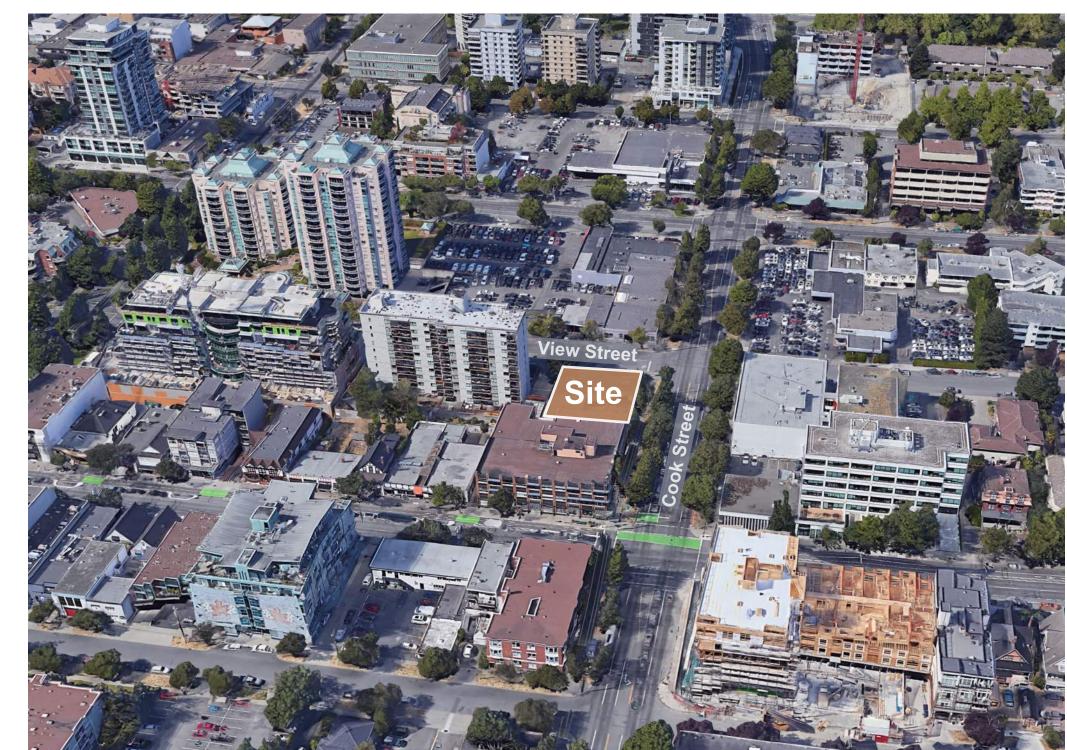
Combined Side Yards

<u>Architect</u>	<u>tural</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-104	4th Floor & Typical Floor Plan
A-02b	Olympic Mountain View Study	A-105	Roof Plan
A-03	DELETED	A-106	Average Grade Calculation
A-03a	Artistic renderings		& Theoretical Density
A-04	Streetscapes & Aerial View	A-301	East & North Elevation
	of Proposed Development	A-302	South & West Elevation
A-05	Shadow Analysis	A-303	DELETED
A-100a	Existing Site Survey	A-311	Section A, B & C
A-100b	DELETED	A-500	DELETED
<u>Civil</u>		Landsca	npe
C-01	Preliminary Site Servicing	L-01	Landscape Plan

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





6. View Street looking South East



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Commercial / Residential Development

1150 Cook Street Victoria, BC

Context Images

Project Number 19004

1:500

Sheet Number

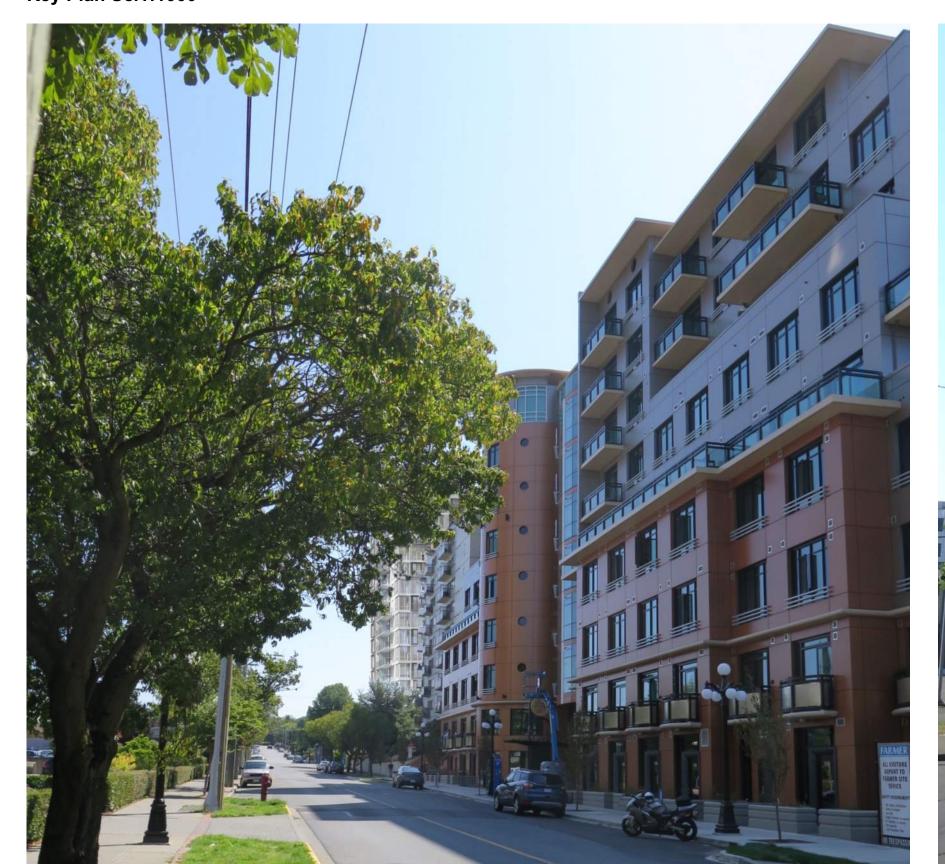
A-01





A Cook Street Looking North

C Cook Street Looking South







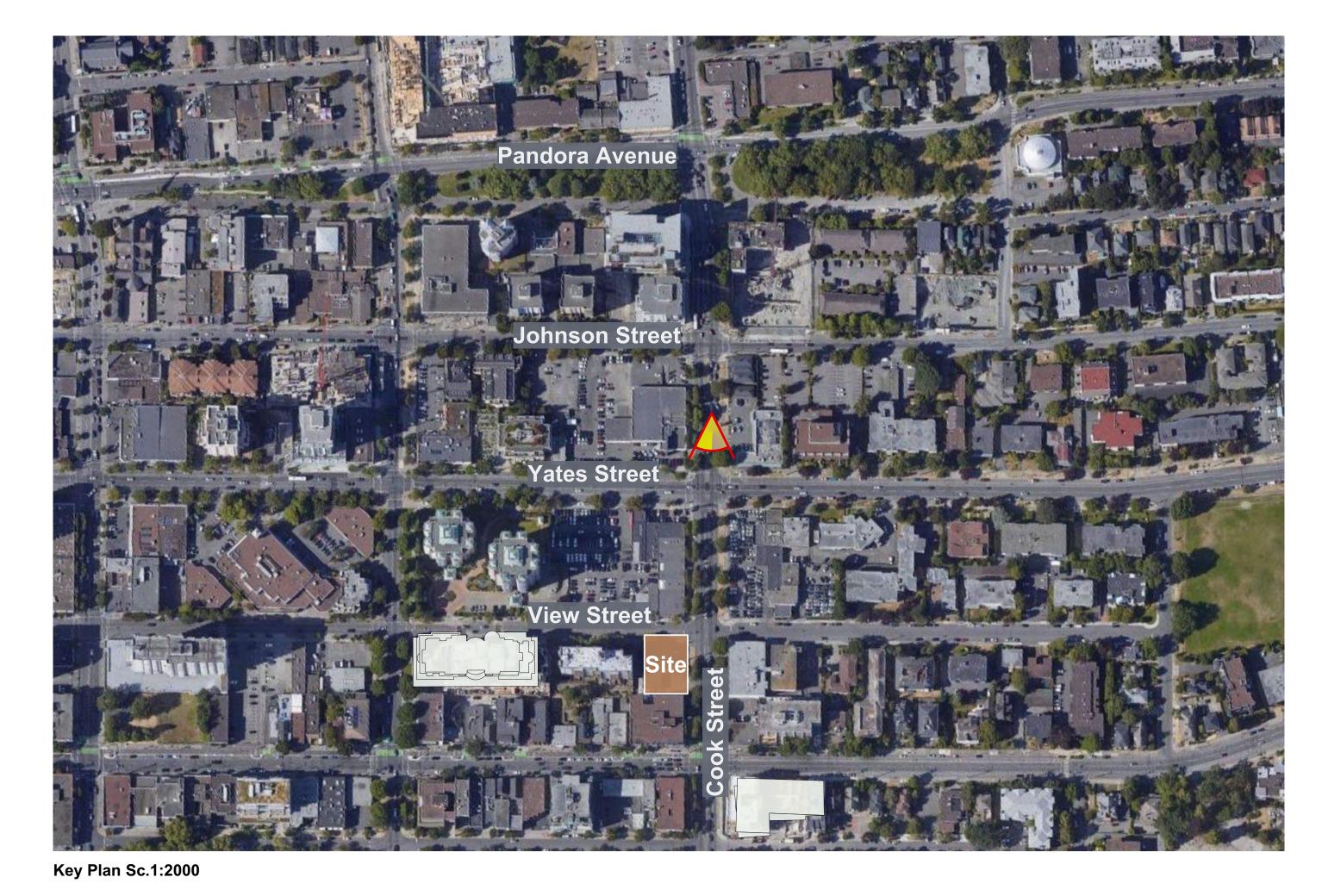
Street View Renderings

19004

D View Street Looking West

Sheet Number A-02

B View Street Looking East





Cook & Yates Street Looking South - Proposed tower



permitted R-48 buildable massing

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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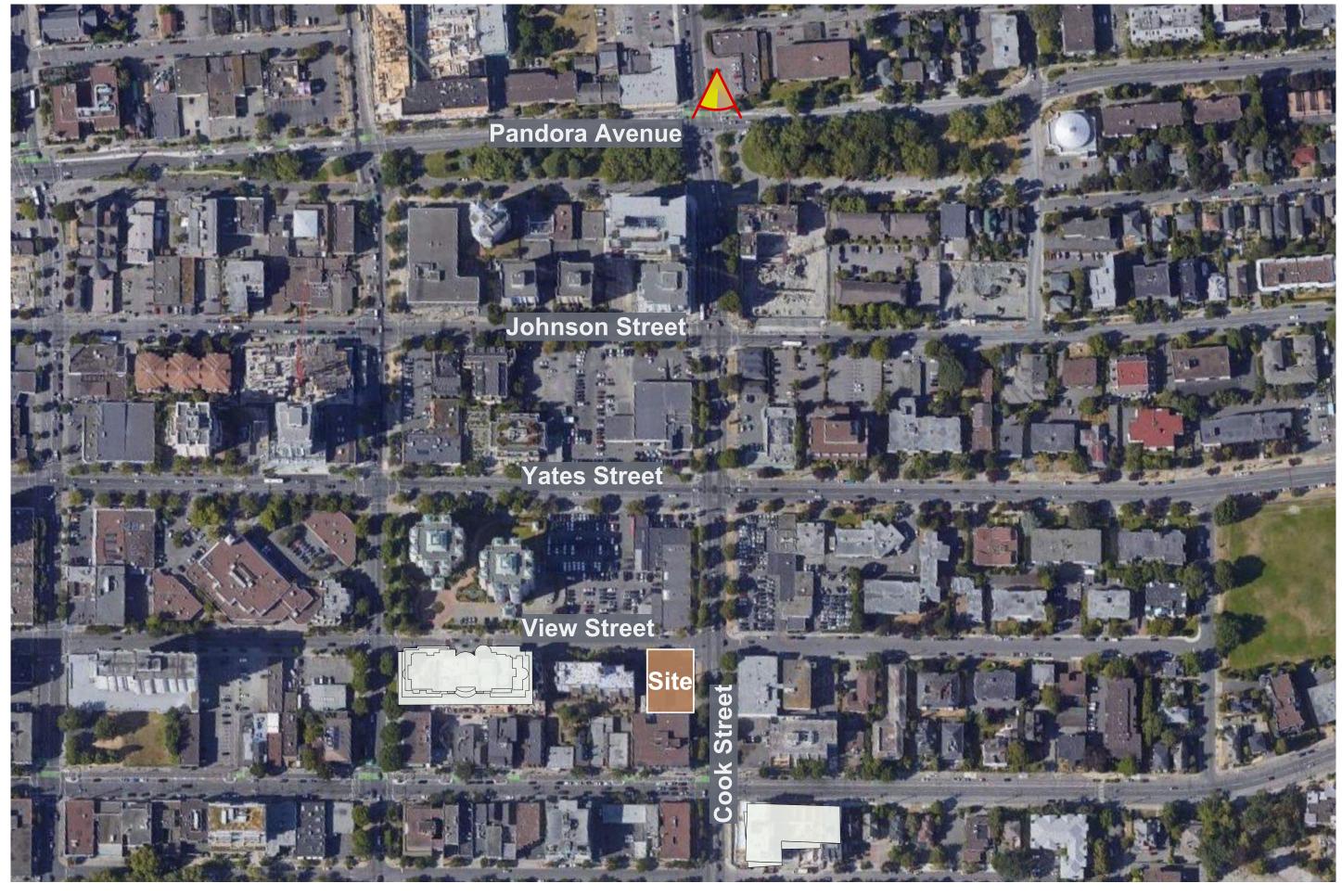
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Olympic Mountains View Study

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

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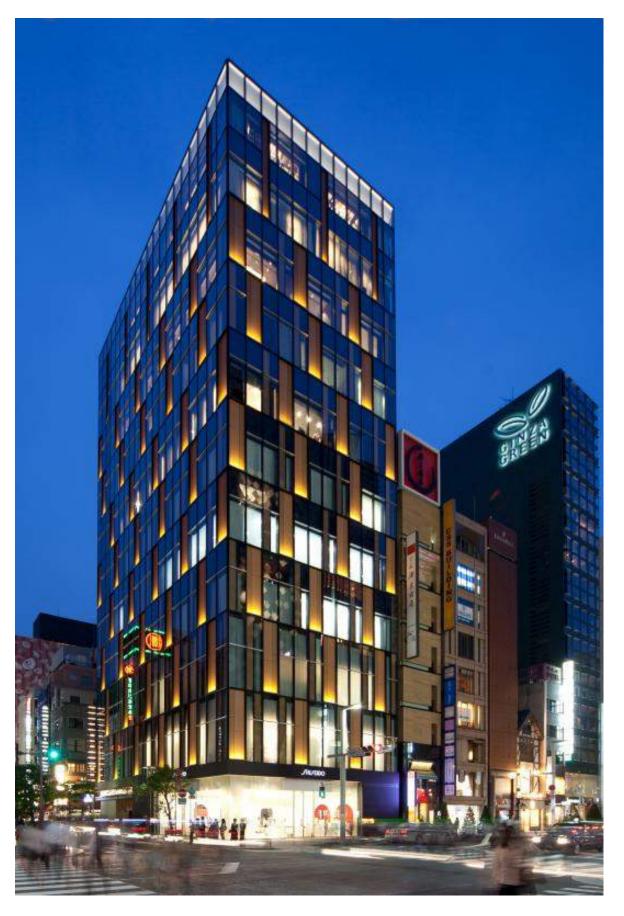
Commercial / Residential Development

1150 Cook Street Victoria, BC

Olympic Mountains View Study

Project Number 19004

A-02b



Concept Example - Ginza Tokyo, Taro Ashihara Architects



Street level view from intersection of View & Cook Street



Perspective looking SW from View Street



Cook Street perspective looking SW - Night-time rendering



Cook Street perspective looking SW - Daytime rendering

Sea



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Commercial / Residential Development 1150 Cook Street Victoria, BC

Sheet Title
Artistic renderings

Project Number 19004

A-03a





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Mixed-use Residential Development 1150 Cook Street Victoria, BC

Streetscapes & Aerial View of Proposed Development

Project Number 19004

As Shown

Sheet Number A-04

2020 May 4

DP resubmission



20 March/September - 10 AM



20 March/September - 12 PM







20 June - 10 AM



20 June - 12 PM



20 June - 2 PM

ARCHITECTS

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Commercial / Residential Development 1150 Cook Street

Shadow Analysis

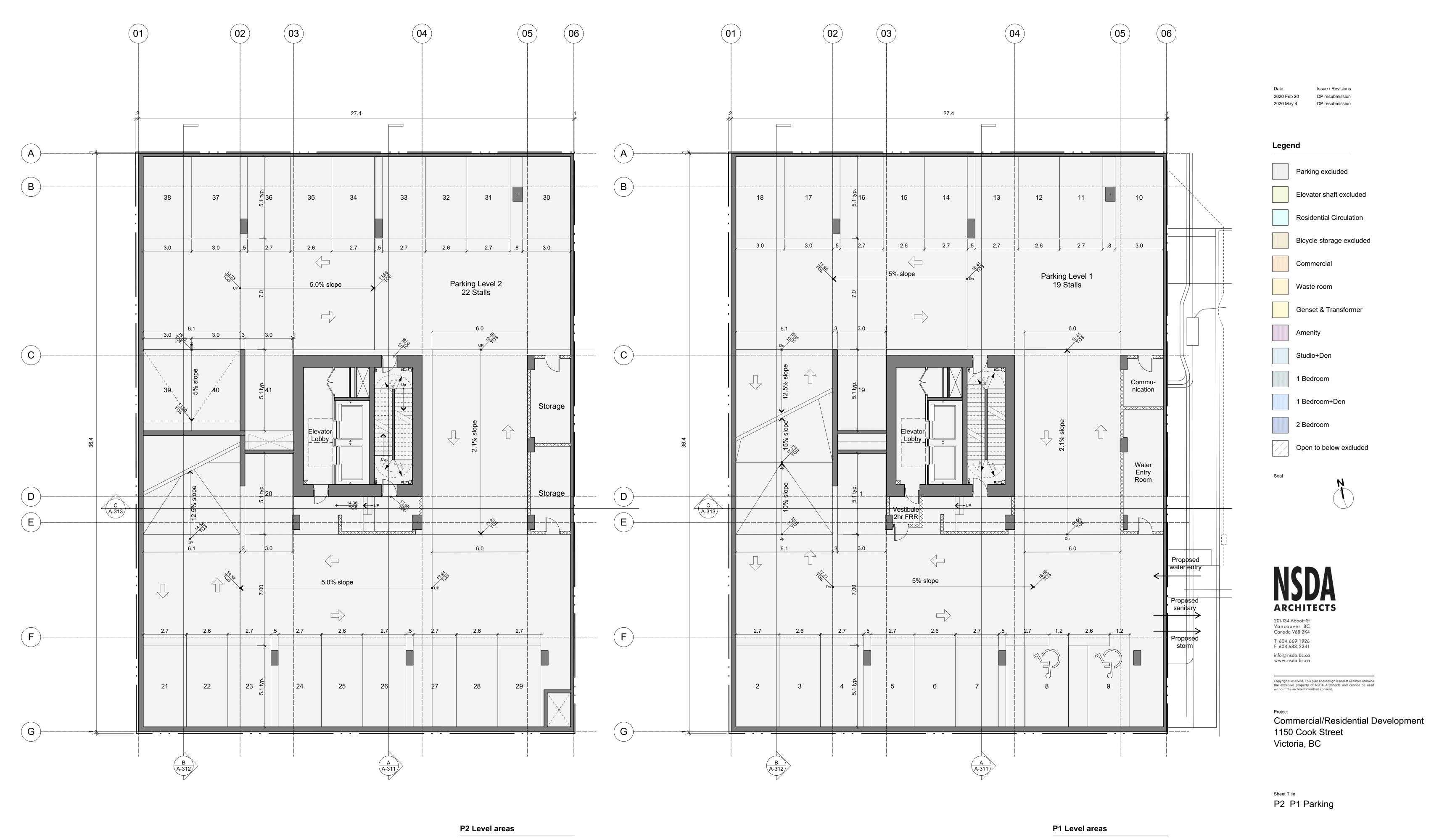
Victoria, BC

Project Number 19004

1:1250

Sheet Number A-05





866.23

55.11

43.90

965.24

Total

Services

Circulation

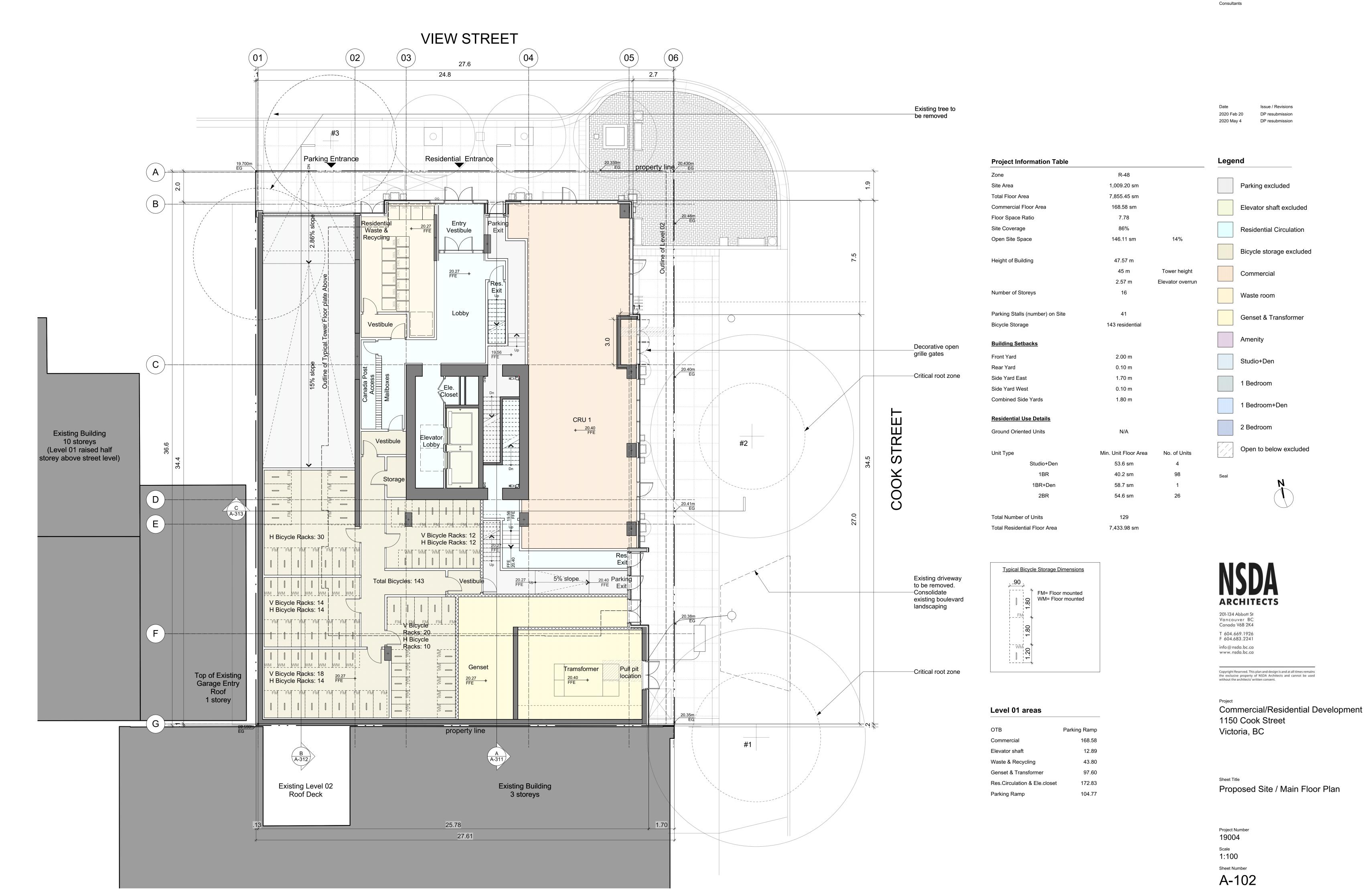
869.73
51.59
43.90
965.22

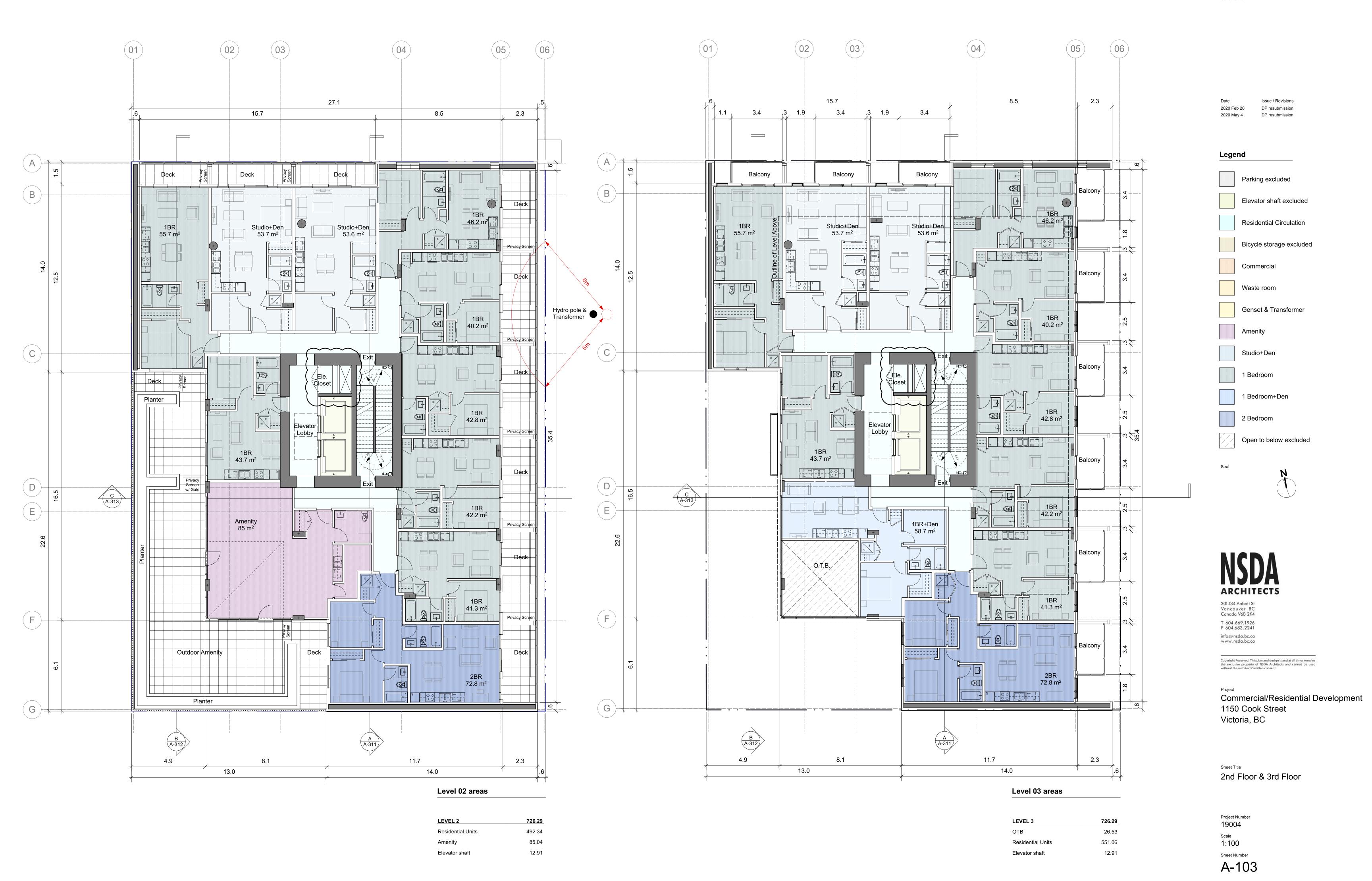
Project Number
19004
Scale
1:100
Sheet Number
A-101

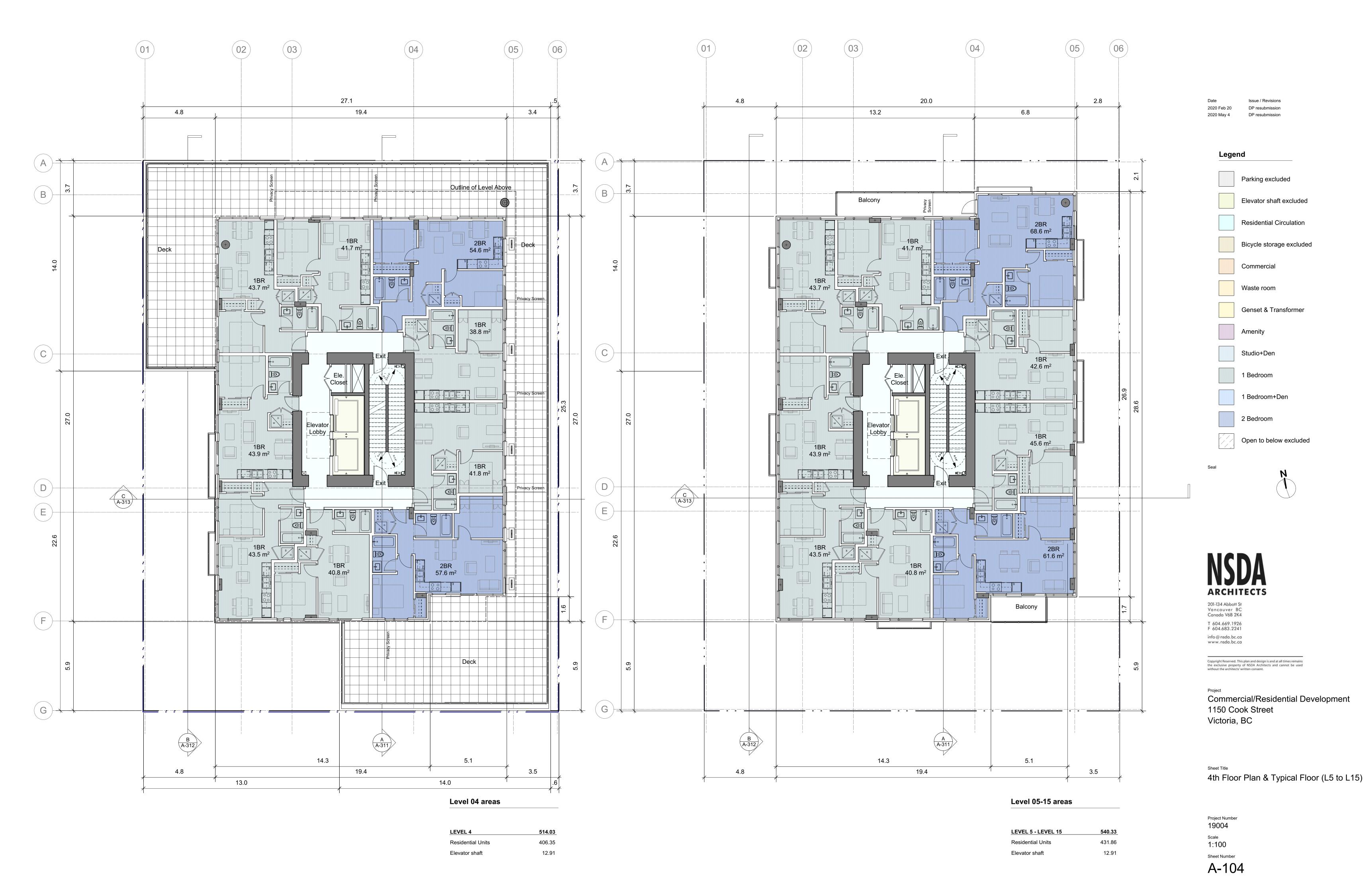
Parking

Services

Circulation







Legend

DP resubmission

Parking excluded

Elevator shaft excluded

Residential Circulation

Bicycle storage excluded

Genset & Transformer

Commercial

Waste room

Amenity

Studio+Den

1 Bedroom

2 Bedroom

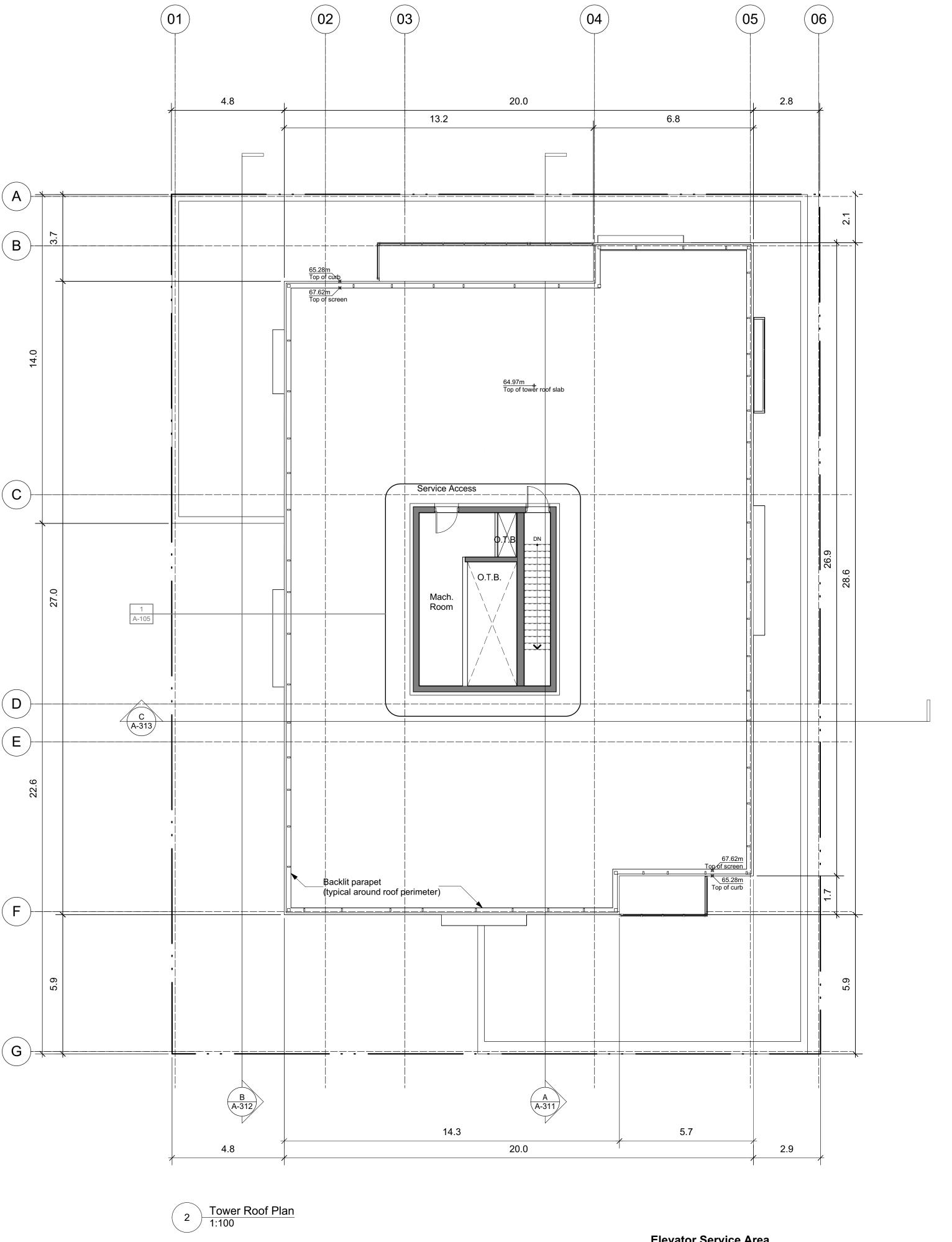
1 Bedroom+Den

Open to below excluded

Elevator
Mach. Room
Roof

67.61m
TOS

1 Machine Room Roof 1:100



Sheet Title

Roof Plan

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1150 Cook Street

Victoria, BC

Commercial/Residential Development

Elevator Service Area

Elevator Machine Room & 26.44
Service Stair

Project Number 19004
Scale

1:100 Sheet Number

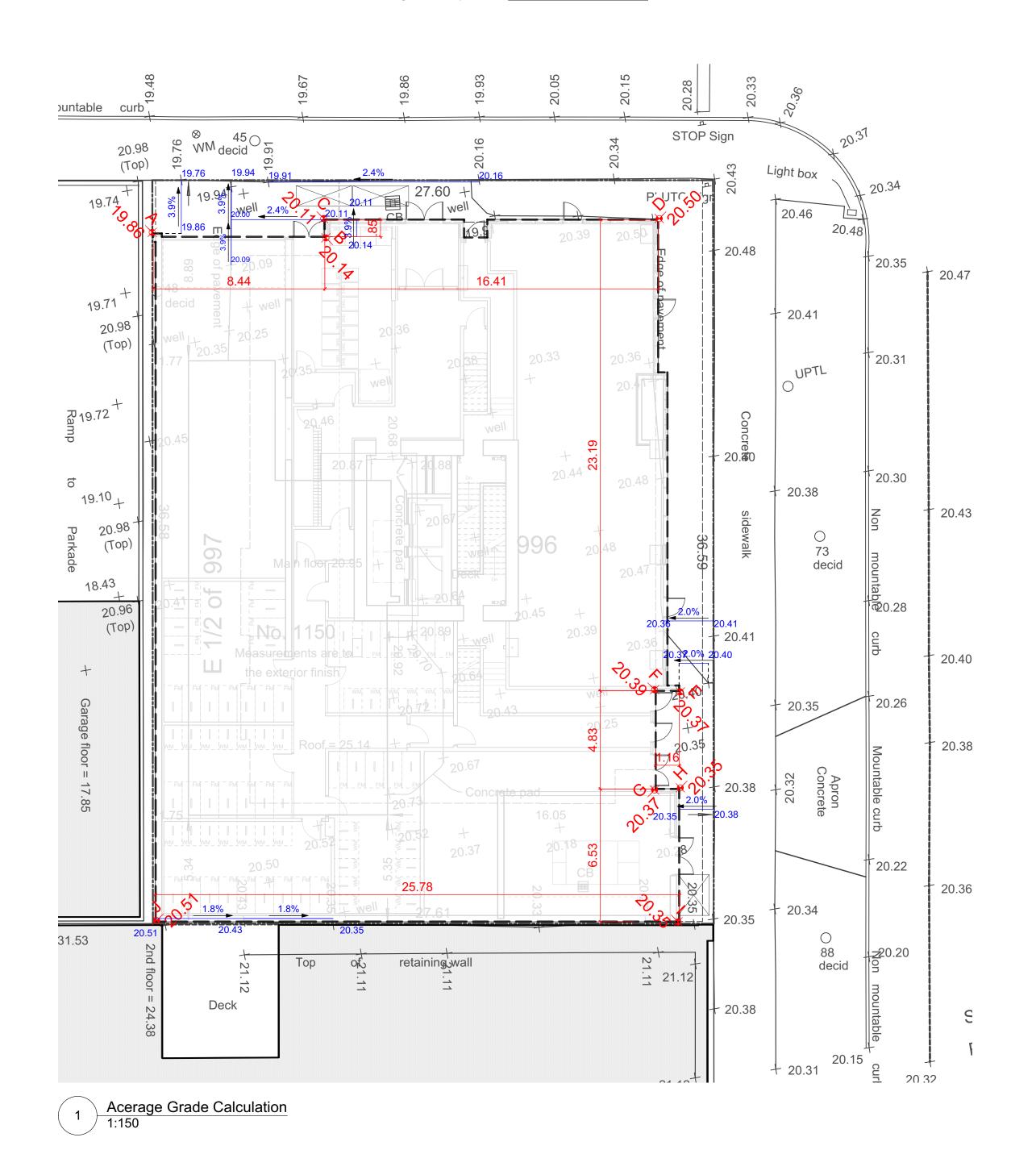
A-105

	Average Grade Calculati	ion				
	(as per City of Victoria Zoning Regulation Bylaw No. 80-159 Schedule A)					
	Grade Points:					
	А	19.86				
	В	20.14				
	С	20.11				
	D	20.50				
	E	20.37				
	F	20.39				
	G	20.37				
	Н	20.35				
	1	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		
	C & D	20.305	16.41	333.21		
	D & E	20.435	23.19	473.89		
	E&F	20.38	1.16	23.64		
ding Outline	F & G	20.38	4.83	98.44		
	G & H	20.36	1.16	23.62		

Average Grade a.p. above:

132.89

1779.26



Light box 20.98 (Top) 20.31 UPTL ₹19.72 Theoretical density calculation based on R-48 requirements: Site Area= 1,009.20m2 20.30 20.38 19.10₄ Maximum buildable area= 978.10m² 20.43 Maximum number of storeys: 10

Maximum total gross area= 978.10m² x 10= 9,781.00m² 36. 73 decid 18.43 The theoretical FSR as per the above: 9,781.00m² / 1,009.20m2 = 9.69 20.96 (Top) - 20.41 20.40 20.35 20.38 20.22 20.36 20.34 27.11 \bigcirc 31.53 ——27.61 —— retamınışçwall 88 *⊒*20.20 21.12 decid Deck + 20.38 20.32 2 Theoretical Density 1:150

Average Grade Calculation & Theoretical Density

19004 Scale A-106





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Commercial/Residential Development 1150 Cook Street Victoria, BC

Project Number

As shown Sheet Number

Materials & Finishes

1a Composite metal cladding - black 6 Glass railing

1b Composite metal cladding - white Window wall 1c Composite metal cladding - silver - light Privacy screen

1d Composite metal cladding - silver - medium Metal grille Juliet balcony 10 Composite metal panel 1e Composite metal cladding - silver - dark 11 Backlit translucent parapet 2 Wall and window louvres 3 Metal door to match cladding 12 Flat bar fence 4 Curtain wall 13 Painted concrete 14 Fiber cement panels - wood plank texture 5 Open grille gasmeter enclosure 67.61m M.R. roof T.O.S. 65.35m 55.35m ----- 47.90m 45.06m 42.21m 39.37m 36.53m Vancouver BC Canada V6B 2K4 T 604.669.1926 F 604.683.2241 info@nsda.bc.ca www.nsda.bc.ca Copyright Reserved. This plan and design is and at all times remains the exclusive property of NSDA Architects and cannot be used without the architects' written consent. Mixed-use Residential Development 20.40m 1150 Cook Street Victoria, BC

Sheet Title

East & North Elevation

Project Number 19004 Scale

1:150 Sheet Number

A-301



Materials & Finishes

Composite metal cladding - black
 Glass railing
 Composite metal cladding - white
 Composite metal cladding - silver - light
 Privacy screen

Composite metal cladding - silver - medium
 Composite metal cladding - silver - dark

Wall and window louvres
 Metal door to match cladding
 Flat bar fence
 Curtain wall
 Painted concrete

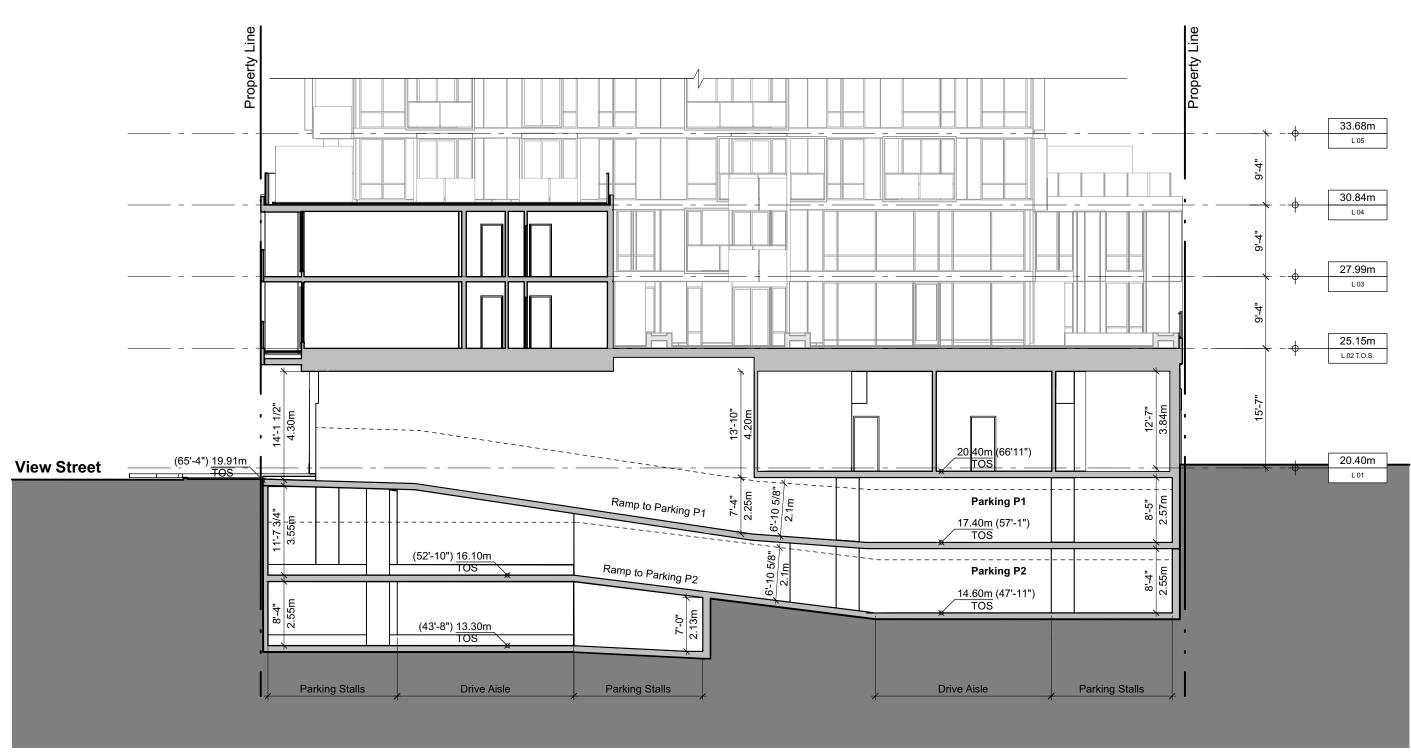
5 Open grille gasmeter enclosure 14 Fiber cement panels - wood plank texture

Metal grille Juliet balcony

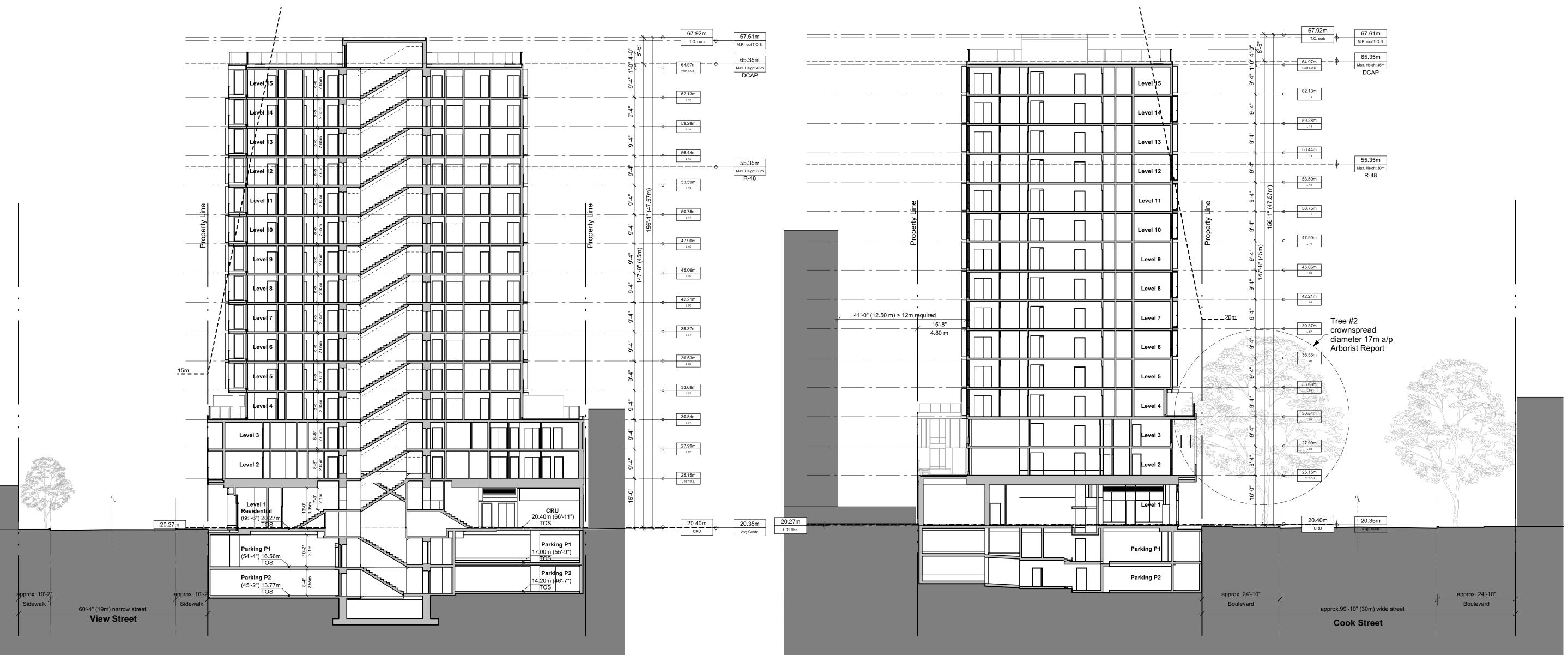
10 Composite metal panel

lssue / Revisions
20 Feb 20 DP resubmission
20 May 4 DP resubmission





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



Section C - Sc.1:200

Section A - Sc.1:200

2020 Feb 20 DP resubmiss 2020 May 4 DP resubmiss

Seal

NSDA ARCHITECTS

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Mixed-use Residential Development 1150 Cook Street Victoria, BC

Sheet Title
Section A, B & C

Project Number 19004

Scale 1:100

Sheet Number
A-311

