ATTACHMENT C

PROSCENIUM
ARCHITECTURE + INTERIORS INC
1 WEST 7TH AVENUE
VANCOUVER BC V5Y 1L4 CANADA
T 604 879 0116
F 604 879 1486



PROPOSED BUILDINGS IN CONTEXT



SITE CONTEXT

REZONING & DEVELOPMENT PERMIT SHEET LIST	
Sheet Number	Sheet Name
A000	COVER PAGE
A050	EXISTING SITE PLAN
A060	3D VIEWS
A061	3D VIEWS
A062	CITY CONTEXT VIEWS
A100	SITE PLAN
A101	SITE CONTEXT
A102	SHADOW STUDIES
A103	BUILDING GRADE CALCULATIONS
A104	OPEN SITE SPACE AND SITE COVERAGE DIAGRAMS
A121	OVERALL LEVEL 2 PLAN
A122	OVERALL LEVEL 3 PLAN
A123	OVERALL LEVEL 4-5 PLAN
A124	OVERALL LEVEL 6 PLAN
A125	OVERALL LEVEL 7-8 PLAN
A126	OVERALL LEVEL 9 PLAN
A127	OVERALL LEVEL 10 TO ROOF
A201	LEVEL P3
A202	LEVEL P2
A203	LEVEL P1
A204	TOWER - LEVEL 1
A205	TOWER - LEVEL 2
A206	TOWER - LEVEL 4 & 5-7
A207	TOWER - LEVEL 8-12 & LEVEL 13
A208	TOWER - ROOF DECK & MECH PENTHOUSE
A209	6 STOREY - LEVEL 1
A210	6 STOREY - LEVELS 2 TO 3
A211	6 STOREY - LEVELS 4 TO 6

REZONING & DEVELOPMENT PERMIT SHEET LIST	
Sheet Number	Sheet Name
A212	6 STOREY - ROOF
A220	MEDICAL OFFICE BASEMENT
A221	MEDICAL OFFICE GROUND LEVEL
A222	MEDICAL OFFICE TYPICAL LEVEL
A300	STREET ELEVATIONS
A305	BUILDING ELEVATION
A307	BUILDING ELEVATION
A308	BUILDING ELEVATION
A309	BUILDING ELEVATION
A316	BUILDING ELEVATION
A317	BUILDING ELEVATION
A318	BUILDING ELEVATION
A410	OVERALL SITE SECTIONS
A411	OVERALL SITE SECTIONS
A412	OVERALL SITE SECTIONS
A413	OVERALL SITE SECTIONS
A414	OVERALL SITE SECTIONS
A415	OVERALL SITE SECTIONS
A416	OVERALL SITE SECTIONS
A501	3D VIEWS
A502	3D CONTEXT VIEWS
A503	STREET VIEW ALONG JOHNSON STREET
A504	PARKING ENTRANCE

PROJECT INFORMATION TABLE

PARCEL A

ZONE	CUSTOM
SITE AREA	1589.47 m²
TOTAL FLOOR AREA	8742.08 m²
COMMERCIAL FLOOR AREA	1589.34 m²
FLOOR SPACE RATIO	5.50
SITE COVERAGE %	78.7%
OPEN SITE SPACE %	21.7%
HEIGHT OF BUILDING (m)	42.76 m
NUMBER OF STOREYS	13 STOREYS (MIXED USE)
PARKING STALLS ON SITE	REQUIRED: 97 RESIDENTIAL, 11 VISITOR, 18 COMMERCIAL = 126 TOTAL PROPOSED: 73 RESIDENTIAL, 0 VISITOR, 1 CAR SHARE = 81 TOTAL (7 COMMERCIAL STALLS PROVIDED ON PARCEL B) (SEE PAGE A.203 FOR DETAILED CALCULATIONS)
BICYCLE PARKING NUMBER	126 LONG TERM RESIDENTIAL, 5 LONG TERM COMMERCIAL (PROVIDED ON PARCEL C) 11 SHORT TERM RESIDENTIAL, 10 SHORT TERM COMMERCIAL

BUILDING SETBACKS

FRONT YARD (COOK ST)	0.40m
REAR YARD	+0.0m
SIDE YARD - NORTH	1.54m / 0.0m
SIDE YARD - SOUTH	0.0m

RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS	113
UNIT TYPE	85 ONE BEDROOM, 26 TWO BEDROOM, 2 THREE BEDROOM
GROUND ORIENTED UNITS	0
MINIMUM UNIT FLOOR AREA (m²)	42.22 m²
TOTAL RESIDENTIAL FLOOR AREA (m²)	7,660.36 m²

PARCEL B

ZONE	CUSTOM
SITE AREA	2,614.56 m²
TOTAL FLOOR AREA	8,853.75 m²
COMMERCIAL FLOOR AREA	n/a
FLOOR SPACE RATIO	3.50
SITE COVERAGE %	65.9%
OPEN SITE SPACE %	33.9%
HEIGHT OF BUILDING (m)	27.51 m
NUMBER OF STOREYS	8 STOREYS (RESIDENTIAL)
PARKING STALLS ON SITE	REQUIRED: 102 RESIDENTIAL, 16 VISITOR, = 118 TOTAL PROPOSED: 58 RESIDENTIAL, 107 COMMERCIAL STALLS (PROVIDED FOR PARCELS A & C) = 165 TOTAL (10 COMMERCIAL SPACES IDENTIFIED AS TIME OF USE VISITOR STALLS) (SEE PAGE A.203 FOR DETAILED CALCULATIONS)
BICYCLE PARKING NUMBER	155 LONG TERM RESIDENTIAL, 10 SHORT TERM RESIDENTIAL

BUILDING SETBACKS

FRONT YARD	1.43m (COOK ST.) / 4.0m TO PLANTER, 4.11m TO BUILDING FACE
REAR YARD	2.11m TO STAIR, 6.22m TO BUILDING FACE
SIDE YARD - EAST	0.42m TO PLANTER, 4.79m TO BUILDING FACE
SIDE YARD - WEST	9.96m TO BUILDING FACE

RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS	164
UNIT TYPE	13 STUDIO, 55 ONE BEDROOM, 35 TWO BEDROOM, 2 THREE BEDROOM
GROUND ORIENTED UNITS	14
MINIMUM UNIT FLOOR AREA (m²)	31.66 m²
TOTAL RESIDENTIAL FLOOR AREA (m²)	8,853.74 m²

PARCEL C

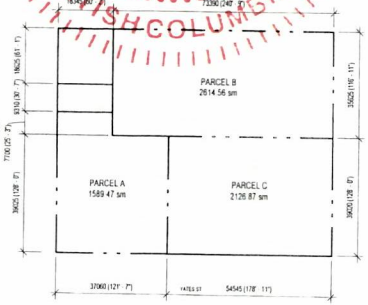
ZONE	CUSTOM
SITE AREA	2126.87 m²
TOTAL FLOOR AREA	3,983.93 m²
COMMERCIAL FLOOR AREA	3,983.93 m²
FLOOR SPACE RATIO	1.73
SITE COVERAGE %	98.3%
OPEN SITE SPACE %	98.3%
HEIGHT OF BUILDING (m)	20.18 m
NUMBER OF STOREYS	6 STOREYS (MEDICAL BUILDING)
PARKING STALLS ON SITE	REQUIRED: 130 COMMERCIAL + 130 TOTAL PROPOSED: 0 (100 COMMERCIAL ST ALLS PROVIDED (3) PARCEL B) (SEE PAGE A.203 FOR DETAILED CALCULATIONS)
BICYCLE PARKING NUMBER	34 LONG TERM COMMERCIAL, 18 SHORT TERM COMMERCIAL

BUILDING SETBACKS

FRONT YARD	0 YATES ST / 4.42 m TO LANE (AT LVL 2 OVERHANG), 0.66m TO BUILDING FACE
REAR YARD	11.0m TO BUILDING FACE (EXISTING FIX WALL), 0.46m TO PROPOSED CANOPY
SIDE YARD - EAST	0.87 m
SIDE YARD - WEST	0.32 m

RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS	n/a
UNIT TYPE	n/a
GROUND ORIENTED UNITS	n/a
MINIMUM UNIT FLOOR AREA (m²)	n/a
TOTAL RESIDENTIAL FLOOR AREA (m²)	n/a



2 PARCEL PLAN
1 : 750

CHARD
REGISTERED ARCHITECT
HUGH M. CAVELIN
SEP 13 2019
BRITISH COLUMBIA

CITY OF VICTORIA
RECEIVED
SEP 20 2019

DEEMED
JUL 30 2019

COOK STREET PLAZA

18-13

1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

ISSUED FOR DEVELOPMENT PERMIT/REZONING REVISED SUBMISSION
SEPTEMBER 13, 2019

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LADR LANDSCAPE ARCHITECTS
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READ JONES CHRISTOFFERSEN LTD
220-645 TYEE ROAD, VICTORIA, BC V9A 6X5

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CASSIDY TAYLOR
AME GROUP
721 JOHNSON STREET,
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ELECTRICAL ENGINEER
BAL KLEAR
AES ENGINEERING
300-1815 BLANSHARD STREET,
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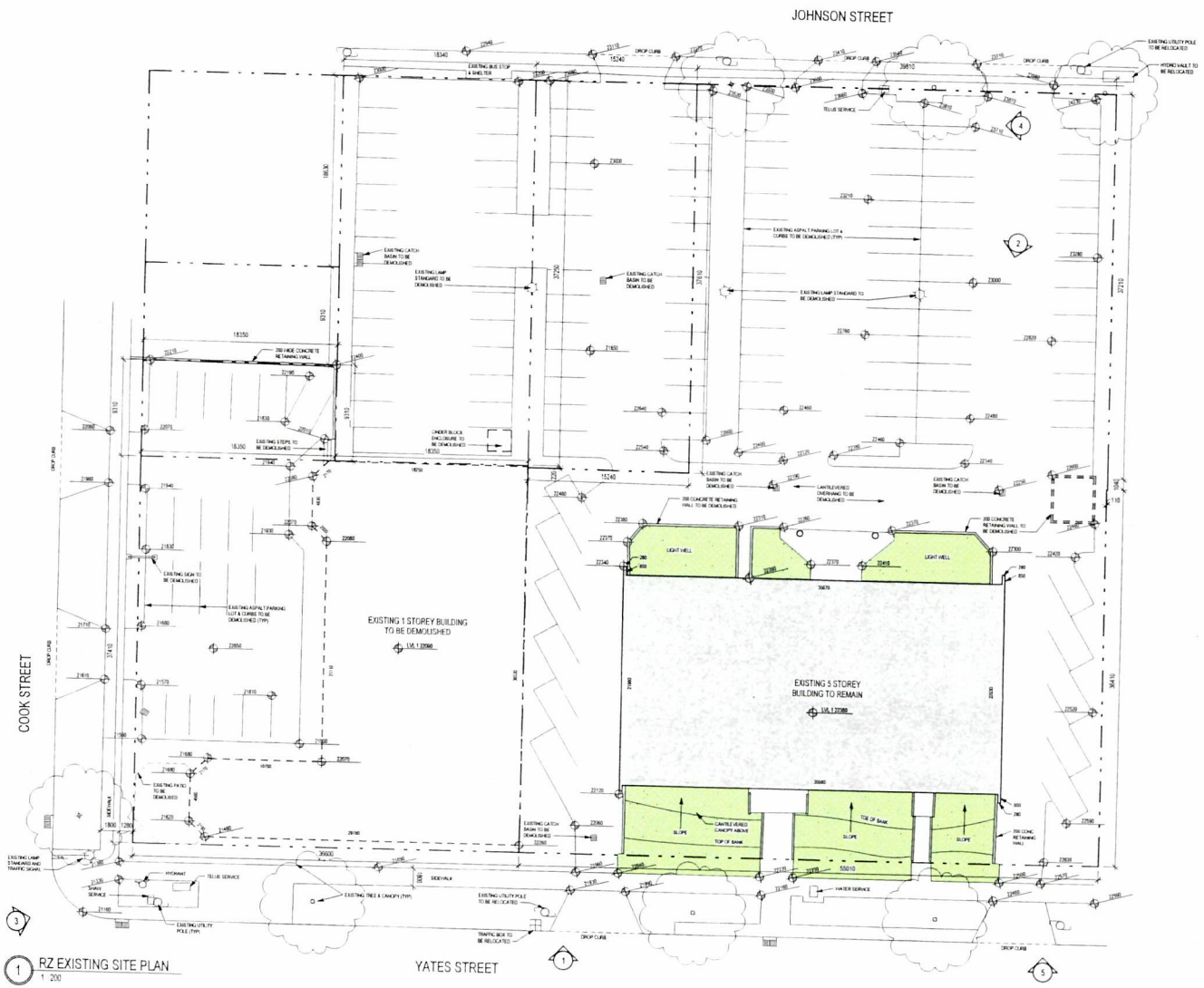
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ANDREW JACKSON
RYZUK GEOTECHNICAL
28 CREASE AVENUE, VICTORIA,
BC V8Z 1S3

TRAFFIC ENGINEER
TYLER THOMPSON
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530-645 FORT STREET,
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BC V8Z 4B7

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JUL 30 2019
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1 RZ EXISTING SITE PLAN
1 : 200


1


2


3


4


5

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C	ISSUED FOR RZ & DP REVISED SUBMISSION		2019 02
B	ISSUED FOR RZ & DP APPLICATION		2018 12
CURRENT REVISION			P

PROJECT ADDRESS
1100, 1120 YATES ST , 1109, 1115 JOHNSON ST

PROJECT
COOK STREET PLAZA

DRAWING TITLE
EXISTING SITE PLAN

PROJECT NUMBER
18-13

DWG NO
A050

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18.11.20	1 : 200	Author	Checker

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AERIAL VIEW LOOKING SOUTH WEST



STREET VIEW AT COOK & YATES



VIEW LOOKING WEST ALONG YATES



VIEW AT MEWS ENTRANCE & COMMERCIAL BASE

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C	ISSUED FOR RZ & DP APPLICATION		2018.12

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PROJECT
COOK STREET PLAZA

DRAWING TITLE
3D VIEWS

PROJECT NUMBER
18-1

DWG. NO.
A060

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18.11.20		Author	Checker

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VIEW LOOKING SOUTH EAST AT COOK & JOHNSON



STREET VIEW AT JOHNSON ST



STREET VIEW LOOKING NORTH EAST AT COOK & YATES CORNER



VIEW LOOKING EAST ALONG JOHNSON ST

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C	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.02
B	ISSUED FOR RZ & DP APPLICATION		2018.12
CURRENT REVISION			F

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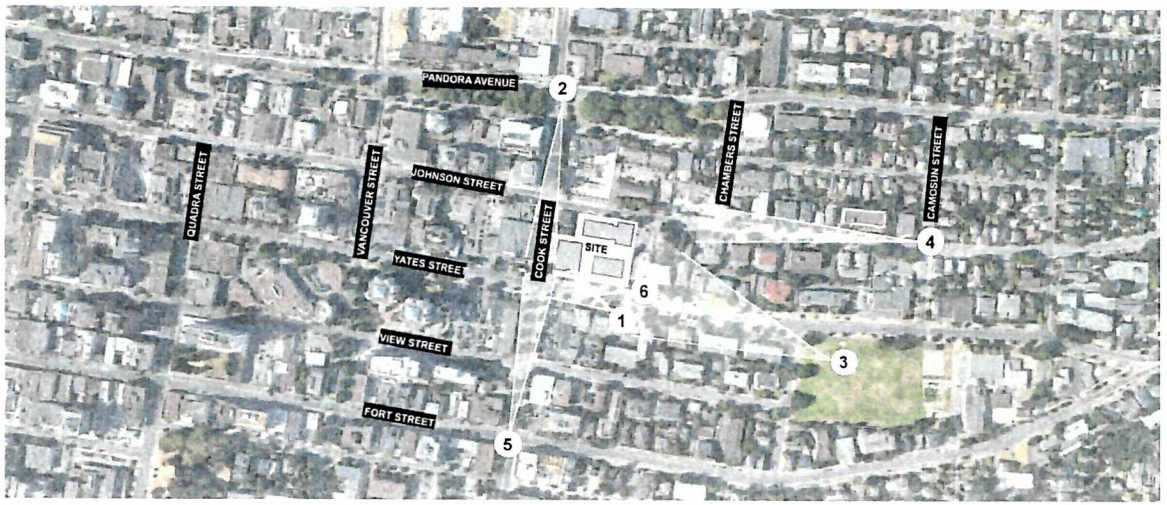
PROJECT
COOK STREET PLAZA

DRAWING TITLE
3D VIEWS

PROJECT NUMBER
18-1

DWG #
A061

DATE	SCALE	DRAWN	CHECKED
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1 -VIEW ALONG YATES STREET PAST EXISTING MEDICAL BUILDING



2 - VIEW SOUTH TOWARDS SITE (COOK STREET AT PANDORA AVENUE)



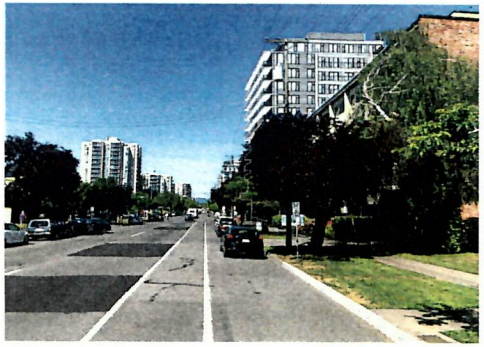
3 - VIEW FROM CENTRAL MIDDLE SCHOOL FIELD



4 - VIEW WEST FROM JOHNSON STREET AT CAMOSUN STREET



5 - VIEW NORTH TOWARDS SITE (COOK STREET AT FORT STREET)



6 - VIEW ALONG YATES STREET

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J.E. ANDERSON & ASSOCIATES

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J.E. ANDERSON & ASSOCIATES

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E	ISSUED FOR RZ & DP REVISION	

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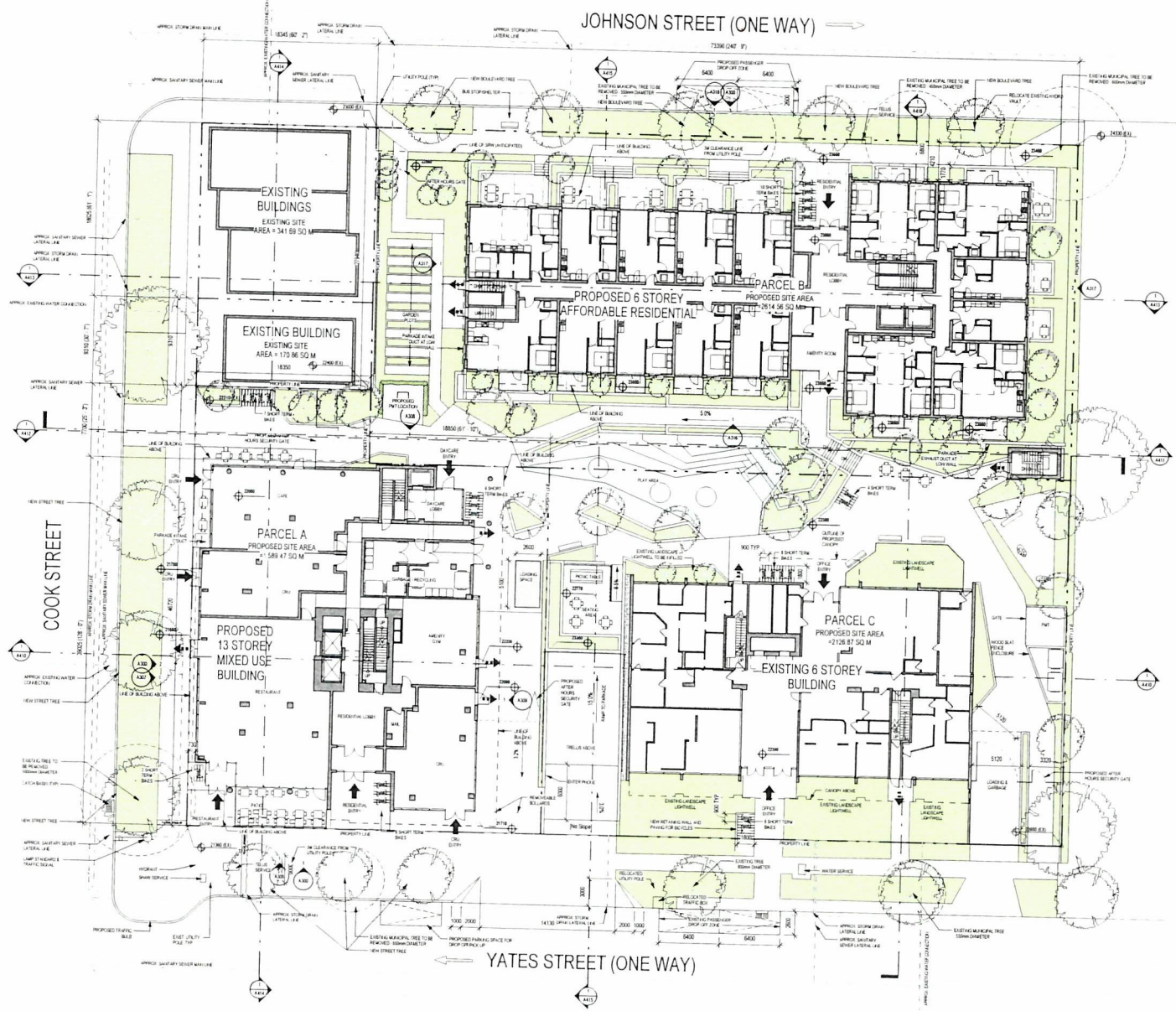
PROJECT ADDRESS
1100, 1120 YATES ST., 1109, 1115 JOHNSON ST

PROJECT
COOK STREET PLAZA

DRAWING TITLE
CITY CONTEXT VIEWS

PROJECT
A0

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C	ISSUED FOR RZ & DP REVISED SUBMISSION		2019 02 07
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A	ISSUED FOR CALUC		2018 11 21

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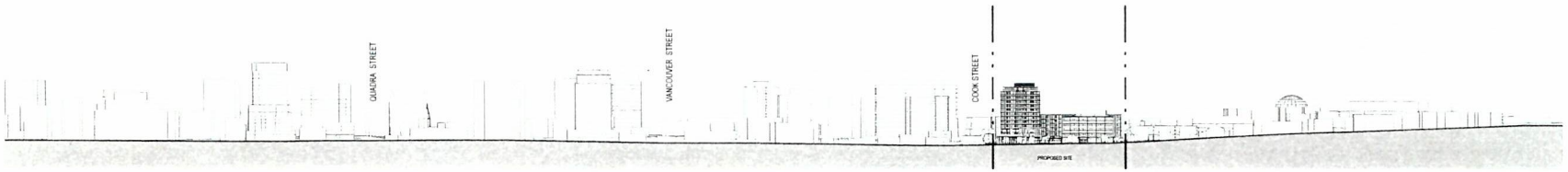
PROJECT
COOK STREET PLAZA

DRAWING TITLE
SITE PLAN

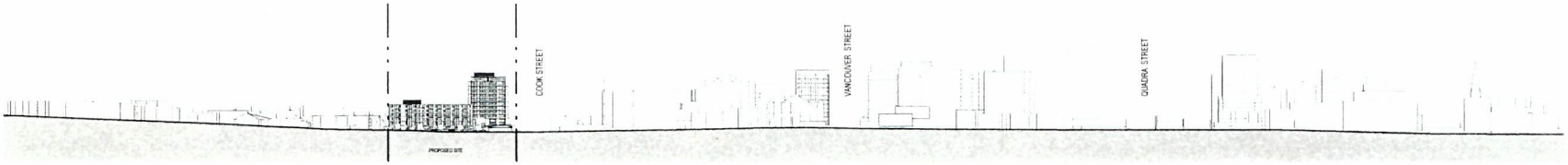
PROJECT NUMBER
18-13

DWG NO.
A100

DATE	SCALE	DRAWN	CHECKED
18 11 20	1 : 200	Author	Checker



1 CITY SECTION LOOKING NORTH
1 : 1500



2 CITY SECTION LOOKING SOUTH
1 : 1500



3 COOK STREET PANORAMA
1 : 20



4 YATES STREET PANORAMA
1 : 20



5 JOHNSON STREET PANORAMA
1 : 20

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D	ISSUED FOR RZ & DP REVISED SUBMISSION	
C	ISSUED FOR RZ & DP REVISED SUBMISSION	
B	ISSUED FOR RZ & DP APPLICATION	
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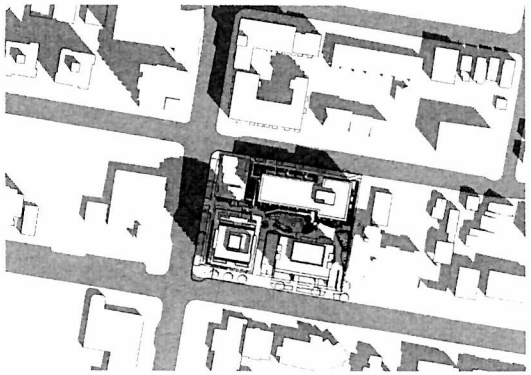
PROJECT ADDRESS
1100, 1120 YATES ST , 1109, 1115 JOHNSON ST

PROJECT
COOK STREET PLAZA

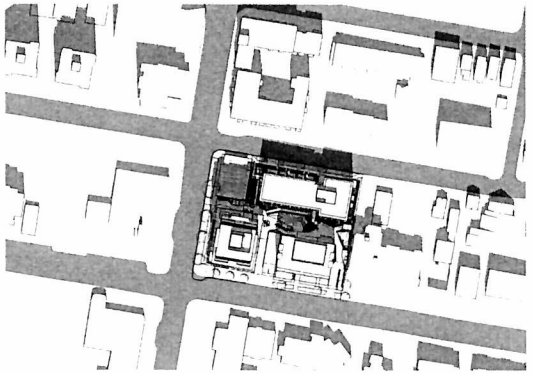
DRAWING TITLE
SITE CONTEXT

PROJECT
A1

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SEPT/MARCH 21 - 10am



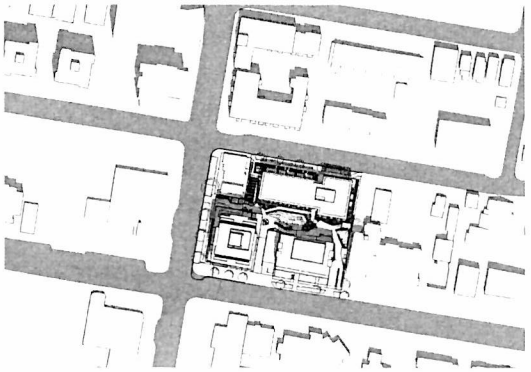
SEPT/MARCH 21 - NOON



SEPT/MARCH 21 - 2pm



JUNE 21 - 10am



JUNE 21 - NOON



JUNE 21 - 2pm

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CURRENT REVISION			F

PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE
SHADOW STUDIES

PROJECT NUM
18-

DWG
A10

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JUL 30 2019
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BUILDING GRADE CALCULATION

INT. = Existing grade from interpolated points
FG = Proposed Future Grade

PARCEL A - 13 Storey	Lowest INT./FG
Grade Point A	22.030 INT.
Grade Point B	22.330 INT.
Grade Point C	22.340 INT.
Grade Point D	22.430 FG
Grade Point E	22.430 FG
Grade Point F	22.430 FG
Grade Point G	22.430 FG
Grade Point H	22.430 FG
Grade Point I	22.280 INT.
Grade Point J	22.300 INT.
Grade Point K	21.730 FG
Grade Point L	21.680 FG
Grade Point M	21.730 FG
Grade Point N	21.690 INT.
Grade Point O	21.590 INT.
Grade Point P	21.480 FG
Grade Point Q	21.480 FG
Grade Point R	21.480 FG
Grade Point S	21.480 FG
Grade Point T	21.490 FG / INT.
Grade Point U	21.840 FG
Grade Point V	21.840 FG / INT.

	Average Of Points	Distance Between Points	Average x Distance
Points A & B	22.180	17,280	383,270.400
Points B & C	22.335	260	5,807.100
Points C & D	22.385	6,250	139,906.250
Points D & E	22.430	2,160	48,448.800
Points E & F	22.430	3,030	67,962.900
Points F & G	22.430	3,400	76,262.000
Points G & H	22.430	1,210	27,144.600
Points H & I	22.355	8,100	181,075.500
Points I & J	22.290	760	16,940.400
Points J & K	22.015	22,860	503,262.900
Points K & L	21.705	9,000	195,345.000
Points L & M	21.705	3,790	82,261.950
Points M & N	21.710	6,120	132,865.200
Points N & O	21.640	6,100	132,004.000
Points O & P	21.585	10,100	217,505.500
Points P & Q	21.480	4,240	91,075.200
Points Q & R	21.480	3,150	67,662.000
Points R & S	21.480	2,500	53,700.000
Points S & T	21.485	1,140	24,490.900
Points T & U	21.665	12,900	496,128.500
Points U & V	21.840	960	20,966.400
Points V & A	21.955	8,930	195,979.150
		144,250	3,160,185,050

Parcel A Grade Calculation
(Total Average x Distance) / Perimeter = 21.908

PARCEL B - 6 Storey	Lowest INT./FG
Grade Point A	22.960 INT.
Grade Point B	23.500 INT.
Grade Point C	23.270 INT.
Grade Point D	23.380 INT.
Grade Point E	23.640 INT.
Grade Point F	24.000 FG
Grade Point G	22.480 FG
Grade Point H	22.480 FG
Grade Point I	22.690 INT.
Grade Point J	22.610 INT.
Grade Point K	22.590 INT.
Grade Point L	22.380 FG
Grade Point M	22.380 FG
Grade Point N	22.590 INT.
Grade Point O	22.680 INT.
Grade Point P	22.640 INT.

	Average Of Points	Distance Between Points	Average x Distance
Points A & B	23.350	34,320	797,253.600
Points B & C	23.385	6,270	146,623.950
Points C & D	23.315	5,560	129,647.000
Points D & E	23.510	6,970	163,864.700
Points E & F	23.820	23,100	550,242.000
Points F & G	23.240	32,730	760,645.200
Points G & H	22.480	5,820	130,833.600
Points H & I	22.650	3,450	78,142.500
Points I & J	22.600	17,010	384,426.000
Points J & K	22.485	820	18,437.700
Points K & L	22.380	2,520	56,397.600
Points L & M	22.485	2,020	45,419.700
Points M & N	22.640	6,180	139,915.200
Points N & O	22.665	4,510	102,219.150
Points O & P	22.665	35,550	805,740.750
Points P & A	22.800	24,700	563,160.000
		211,530	4,873,008,650

Parcel B Grade Calculation
(Total Average x Distance) / Perimeter = 23.037

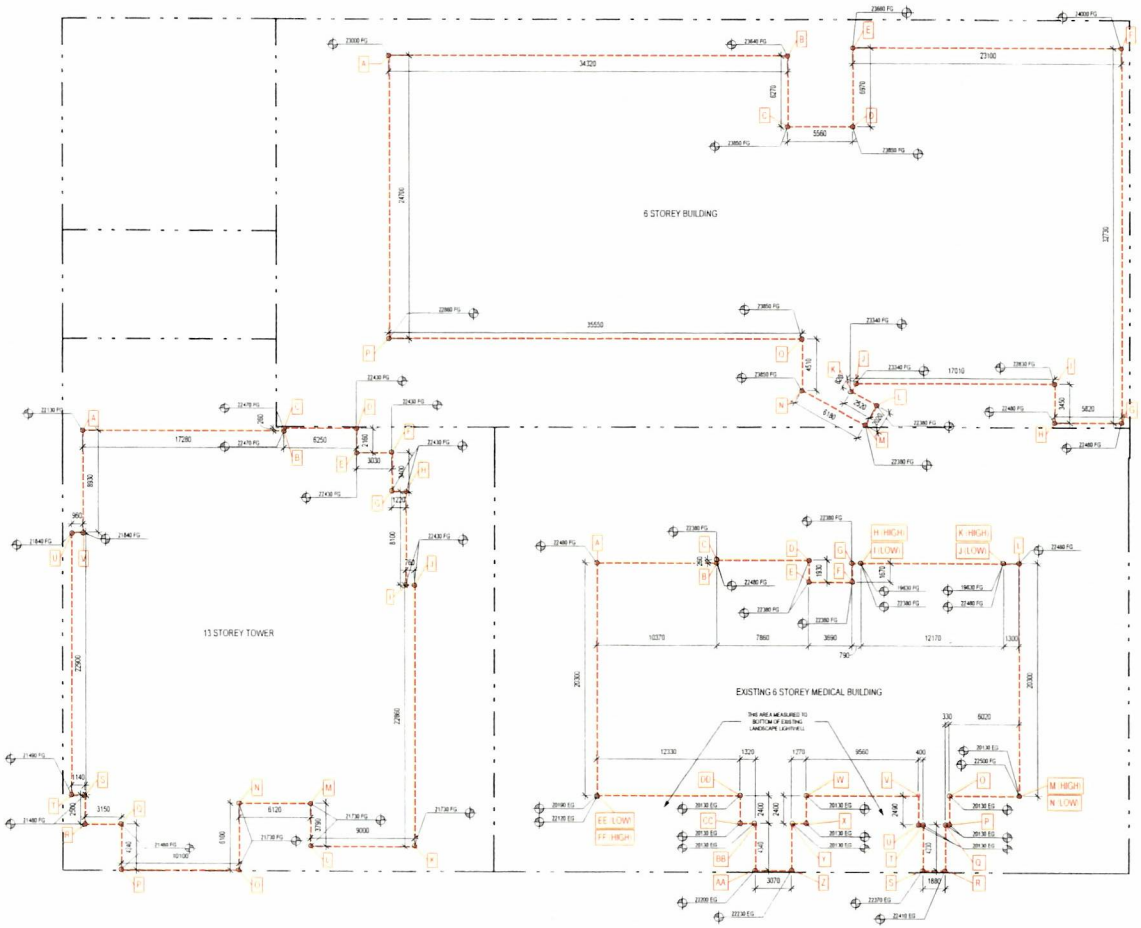
Parcel C Existing 6 Storey Medical Office Building	Lowest INT./FG
Grade Point A	22.410 INT.
Grade Point B	22.370 INT.
Grade Point C	22.380 INT./FG
Grade Point D	22.370 INT.
Grade Point E	22.360 INT.
Grade Point F	22.360 INT.
Grade Point G	22.360 INT.
Grade Point H	22.350 INT.
Grade Point I	19.630 FG
Grade Point J	19.630 FG
Grade Point K	22.310 INT.
Grade Point L	22.330 INT.
Grade Point M	22.440 INT.
Grade Point N	20.130 EG
Grade Point O	20.130 EG
Grade Point P	20.130 EG
Grade Point Q	20.130 EG
Grade Point R	22.410 EG
Grade Point S	22.370 EG
Grade Point T	20.130 EG
Grade Point U	20.130 EG
Grade Point V	20.130 EG
Grade Point W	20.130 EG
Grade Point X	20.130 EG
Grade Point Y	20.130 EG
Grade Point Z	22.250 EG
Grade Point AA	22.200 EG
Grade Point BB	20.130 EG
Grade Point CC	20.130 EG
Grade Point DD	20.130 EG
Grade Point EE	20.190 EG
Grade Point FF	22.120 EG

	Average Of Points	Distance Between Points	Average x Distance
Points A & B	22.350	10,370	232,184.300
Points B & C	22.375	260	5,817.500
Points C & D	22.375	7,860	175,867.500
Points D & E	22.365	1,930	43,164.450
Points E & F	22.360	3,690	82,508.400
Points F & G	22.360	1,670	37,341.200
Points G & H	22.355	790	17,660.450
Point I & J	19.630	12,170	238,897.100
Points K & L	22.320	1,300	29,016.000
Points L & M	22.385	20,300	454,415.500
Points N & O	20.130	6,020	121,182.600
Points O & P	20.130	2,490	50,123.700
Points P & Q	20.130	330	6,642.900
Points Q & R	21.270	4,230	89,972.100
Points R & S	22.190	1,880	42,297.200
Points S & T	21.250	4,230	89,887.500
Points T & U	20.130	400	8,052.000
Points U & V	20.130	2,490	50,123.700
Points V & W	20.130	9,560	192,442.800
Points W & X	20.130	2,400	48,312.000
Points X & Y	20.130	1,270	25,565.100
Points Y & Z	21.180	4,340	91,921.200
Points Z & AA	22.215	3,070	68,200.050
Points AA & BB	21.165	4,340	91,856.100
Points BB & CC	20.130	1,320	26,571.600
Points CC & DD	20.130	2,400	48,312.000
Points DD & EE	20.160	12,330	248,572.800
Points FF & A	22.165	20,300	451,979.500
		143,740	3,068,683,250

Parcel C Medical Office Building Grade Calculation
(Total Average x Distance) / Perimeter = 21.349

GRADE CALCULATION KEY

- POINT OF CONTACT WITH SURFACE LOT
- BUILDING OUTLINE
- PROPOSED FUTURE GRADE
- EXISTING GRADE (UNCHANGED IN PROPOSAL)
- EXISTING GRADE FROM INTERPOLATED SURVEY POINTS



1 SITE PLAN - GRADE CALCULATION
1 : 200

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PROJECT ADDRESS
1100, 1120 YATES ST., 1109, 1115 JOHNSON ST

PROJECT
COOK STREET PLAZA

DRAWING TITLE
BUILDING GRADE CALCULATIONS

PROJECT NU 18

DW

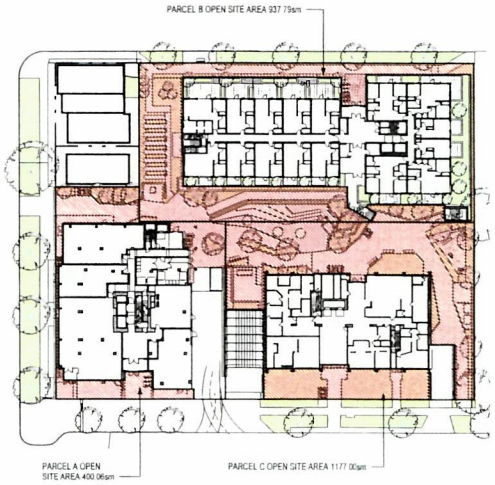
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1 SITE COVERAGE PLAN AND BUILDING SETBACKS
1 : 250



2 RZ SITE PLAN - OPEN SITE AREA
1 : 500

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PROJECT
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OPEN SITE SPACE AND SITE COVERAGE DIAGRAMS

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C	ISSUED FOR RZ & DP REVISED SUBMISSION	
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PROJECT
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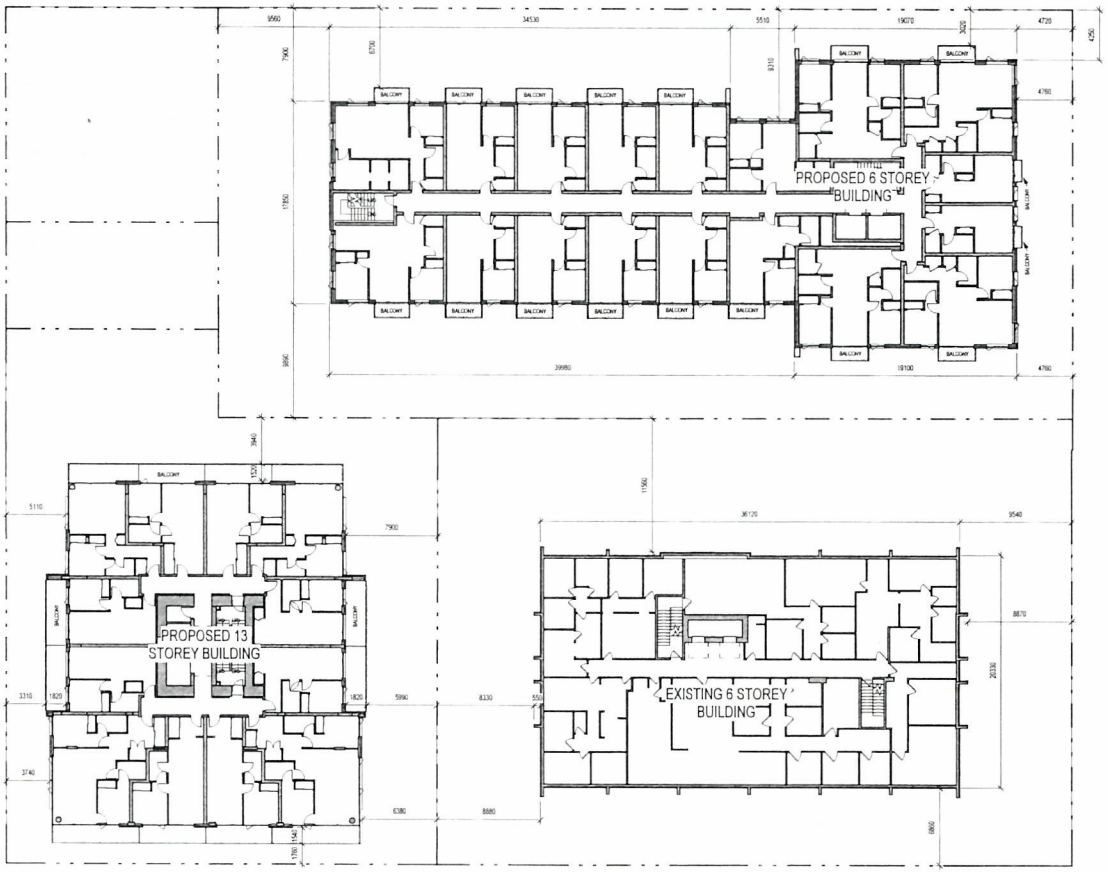
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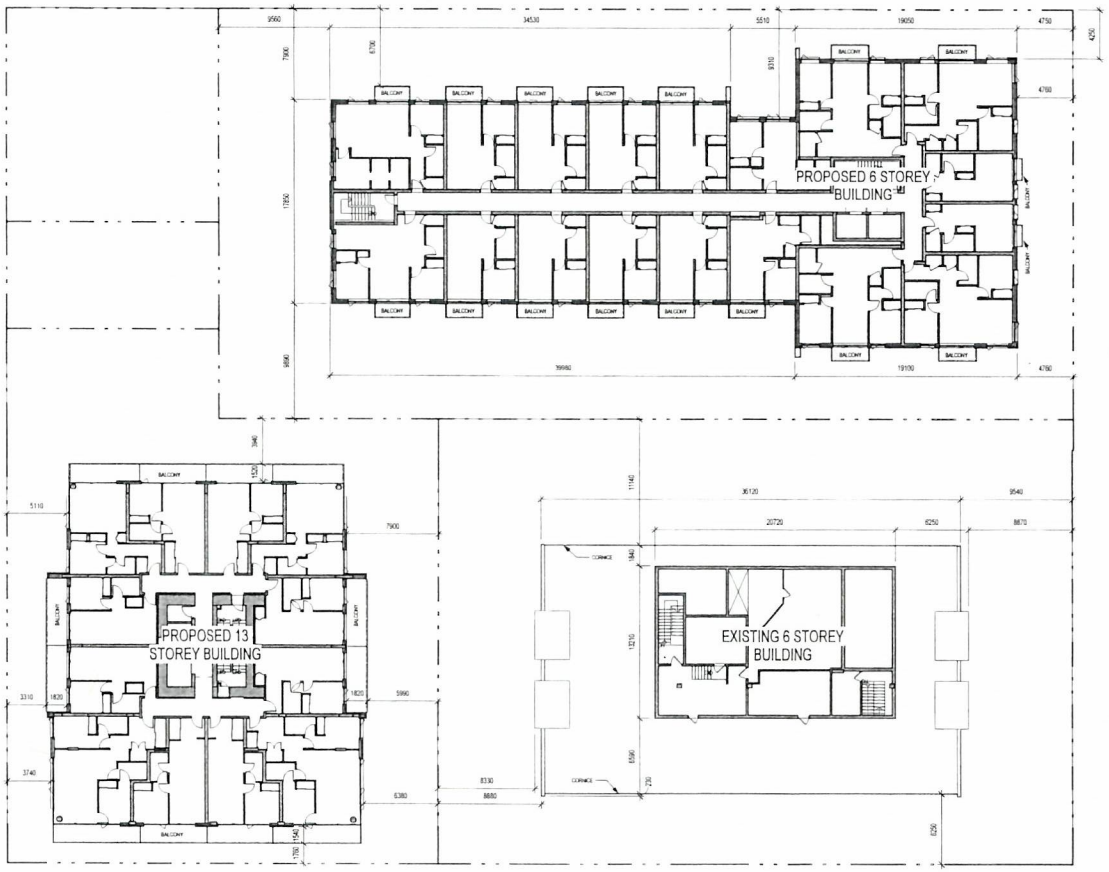
PROJECT ADDRESS
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PROJECT
COOK STREET PLAZA

DRAWING TITLE
OVERALL LEVEL 4-5 PLAN

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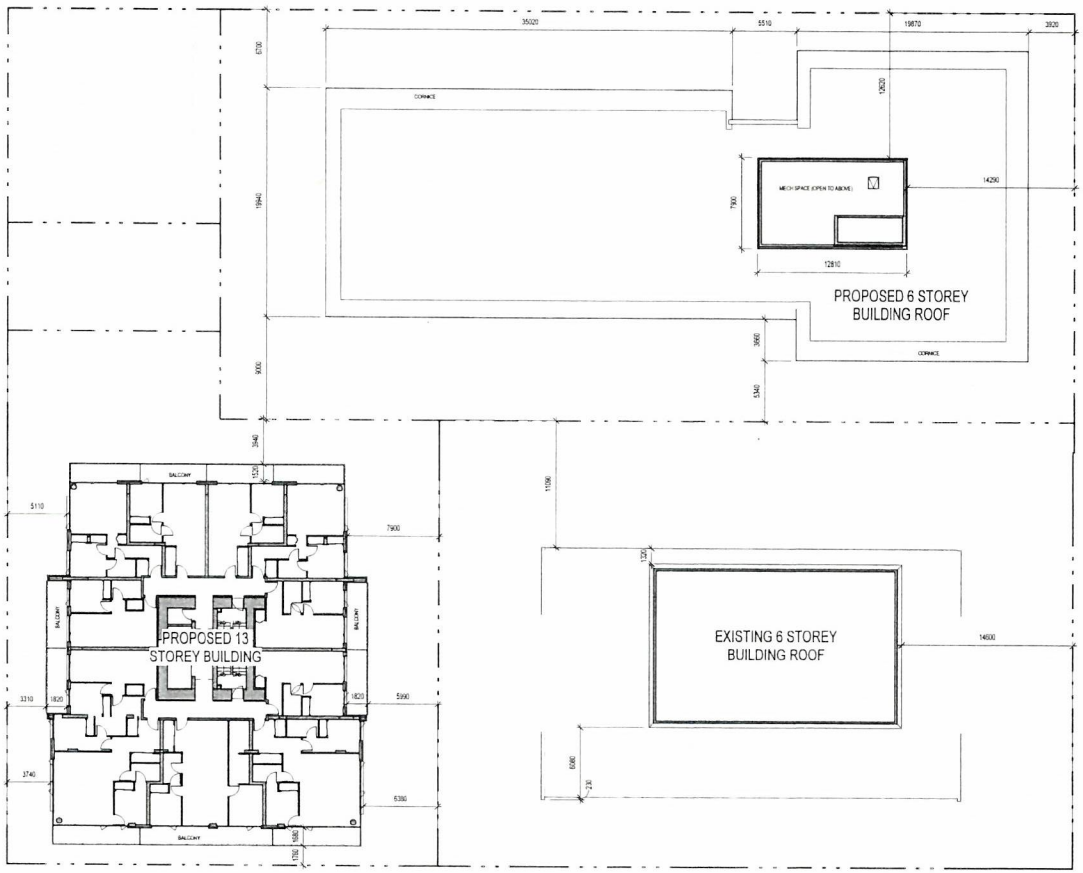
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OVERALL LEVEL 6 PLAN

PROJECT NUM
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D	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.0
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PROJECT ADDRESS
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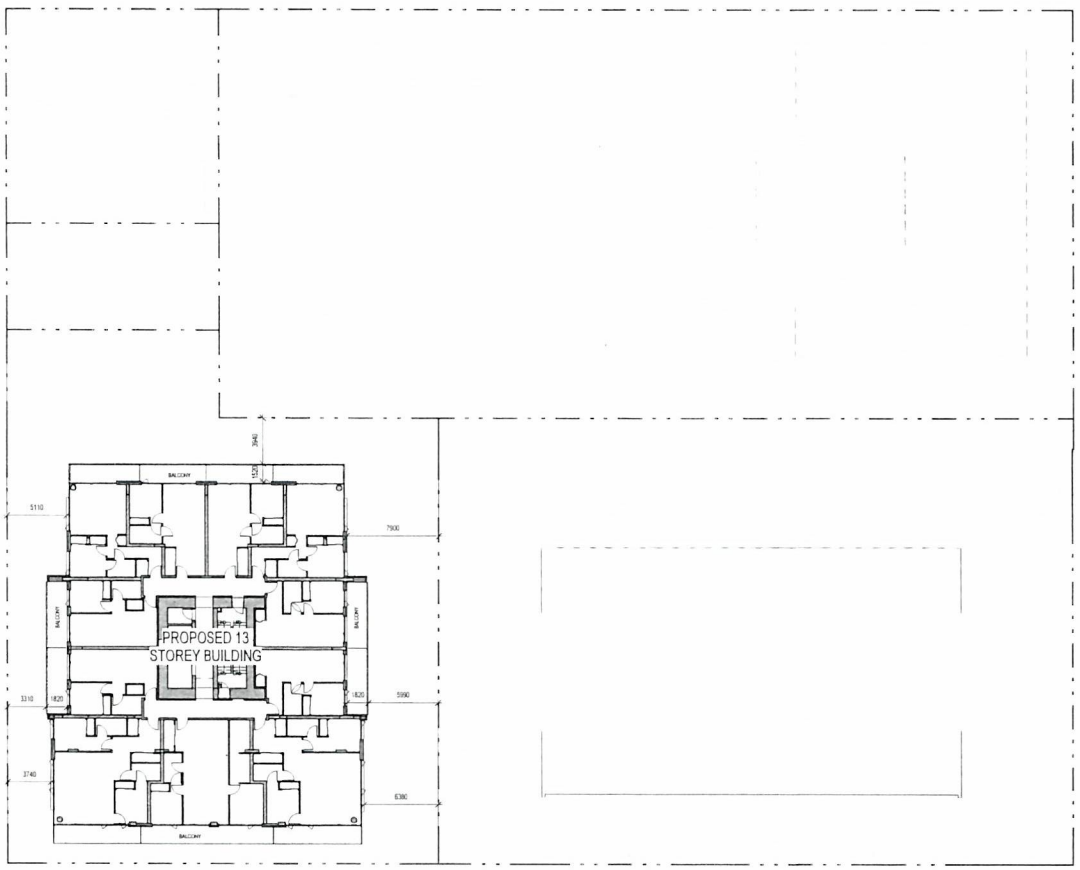
PROJECT
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OVERALL LEVEL 7-8 PLAN

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E	ISSUED FOR RZ & DP REVISION		2019 0
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C	ISSUED FOR RZ & DP REVISED SUBMISSION		2019 0
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CURRENT REVISION			F

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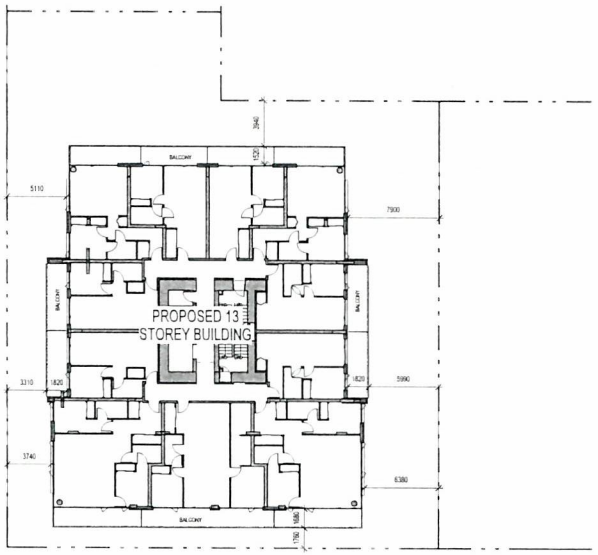
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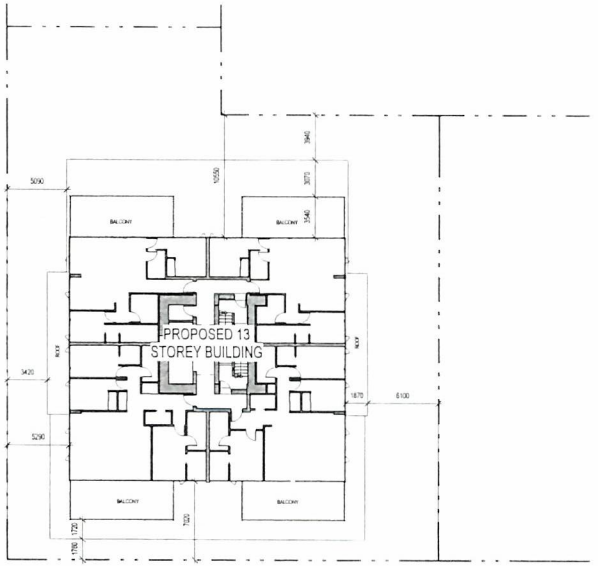
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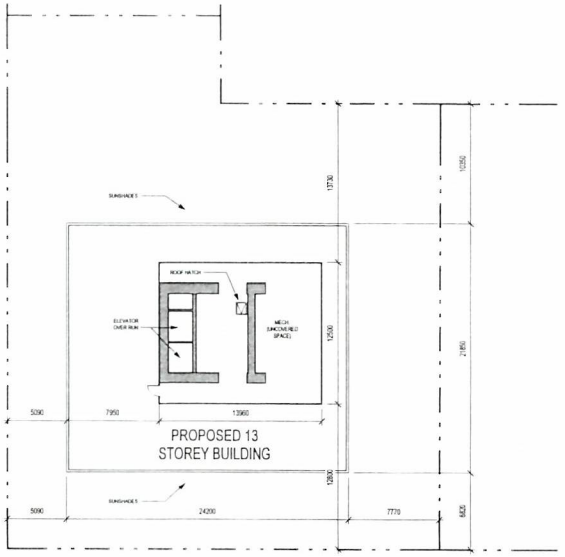
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1 OVERALL LEVEL 10 -12
1 : 200



2 OVERALL LEVEL 13
1 : 200



3 OVERALL TOWER ROOF
1 : 200

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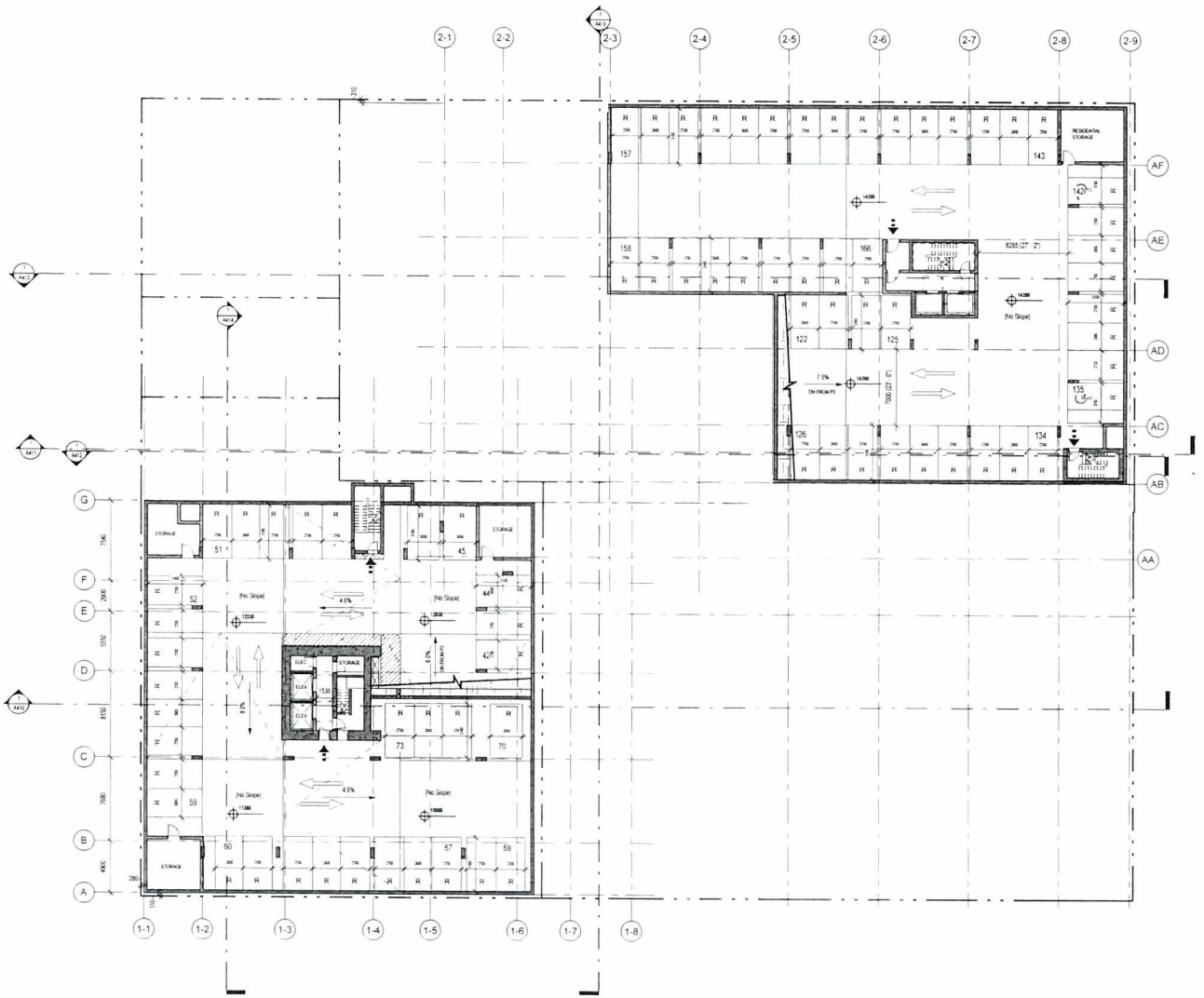
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COOK STREET PLAZA

DRAWING TITLE
OVERALL LEVEL 10 TO ROOF

PROJECT NUMB
18-1

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A12

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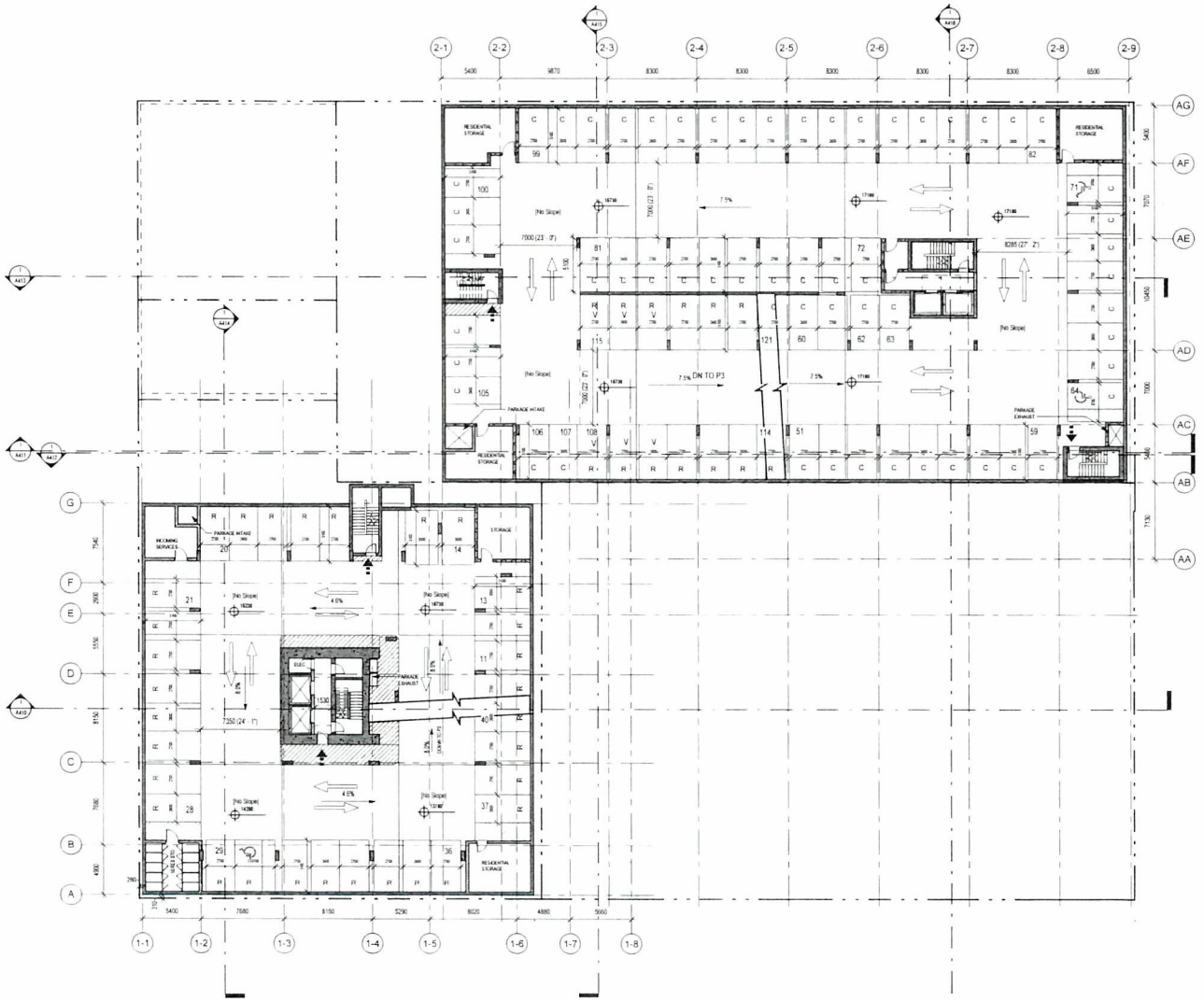
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DRAWING TITLE
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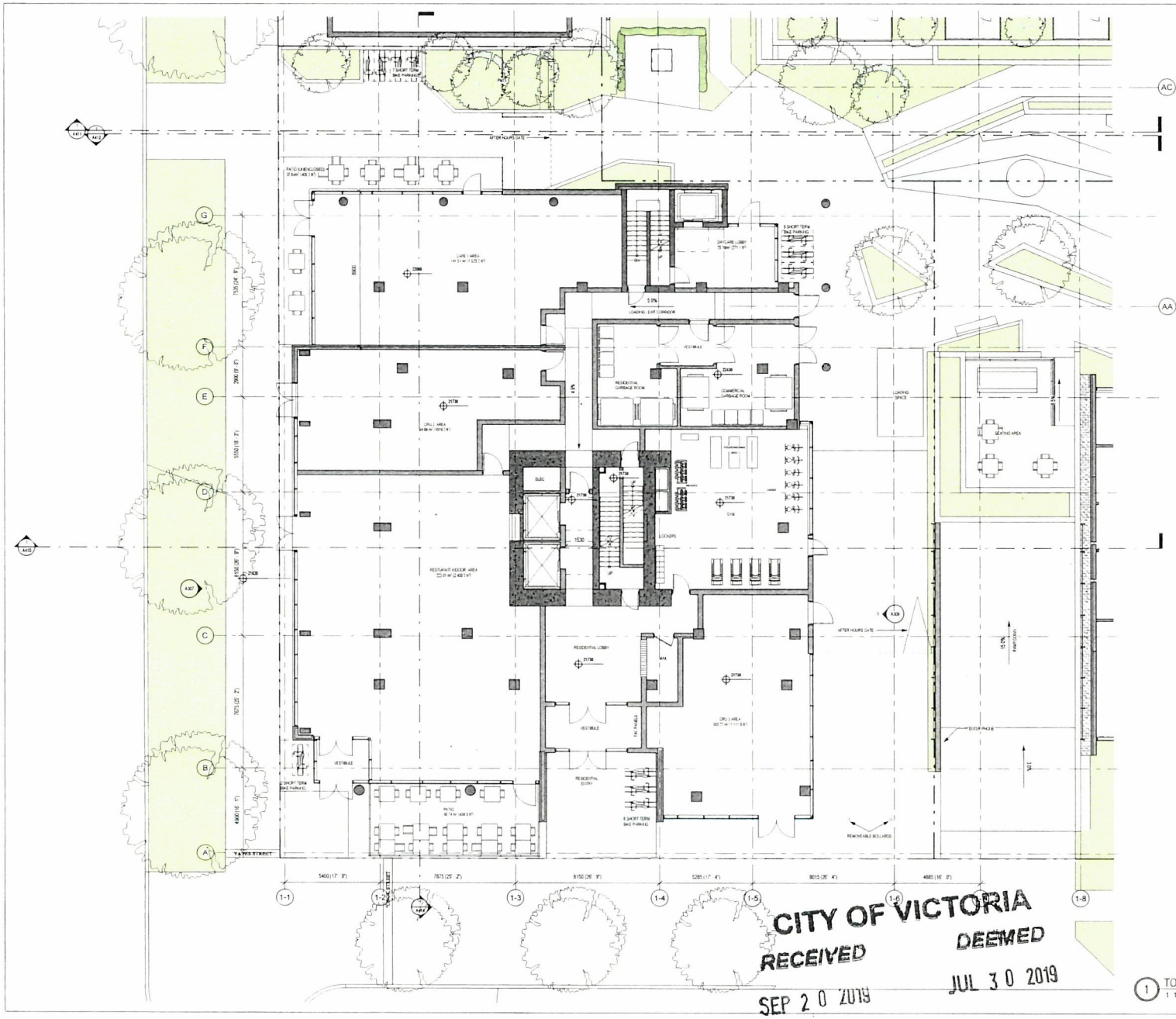
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1 TOWER LEVEL 1
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VEHICLE PARKING CALCULATIONS

PARCEL A

13 STOREY TOWER

Residential Units By Areas (inside face of walls):

	<45 sm²	45 - 70 sm²	>70 sm²	TOTAL
Level 1				0
Level 2		5	1	6
Level 3	6	4	2	12
Level 4	6	4	2	12
Level 5	6	4	2	12
Level 6	6	4	2	12
Level 7	5	4	2	11
Level 8	6	4	1	11
Level 9	6	4	1	11
Level 10	6	4	1	11
Level 11	6	4	1	11
Level 12	6	4	1	11
TOTAL	62	49	18	129

Parking requirements according to Zoning Bylaw No. 80-159 Schedule C - Off Street Parking Regulations "Core Area / Centennial"

Studio	0.5 Spaces Per Unit = 40 Sq m
1 Bed	Spaces Per Unit = 45 Sq m and < 70 Sq m
2 Bed +	Spaces Per Unit = 70 Sq m
Visitor	0.1 Visitor Spaces Per Dwelling Unit

RESIDENTIAL PARKING CALCULATIONS		
<45 m²	62 X 0.65 = 40.3	
>45 m² <70 m²	49 X 0.65 = 31.8	
>70 m²	18 X 1 = 18	
TOTAL	90 + 1 = 91 SPACES	PROVIDED = 73 SPACES
VISITORS	129 X 0.1 = 12.9 + 1 = 13 SPACES	PROVIDED = 9 SPACES + 2 CAR SHARE

Provisions for commercial as according to Zoning Bylaw No. 80-159 Schedule C - Off Street Parking Regulations "Core Area - Commercial"

Restaurant	1 Space Per	40 Sq m
Retail	1 Space Per	60 Sq m
Care Facility	1 Space Per	100 Sq m
Office	1 Space Per	70 Sq m
Medical Office	1 Space Per	50 Sq m

COMMERCIAL PARKING CALCULATIONS		
RESTAURANT	440.90 m2 / 40 m² = 11.02 = 11 SPACES	
DRU	354.77 m2 / 60 m² = 5.91 = 6 SPACES	
DAYCARE	411.33m² / 100 m² = 4.11 = 4 SPACES	
TOTAL	18 SPACES	PROVIDED = 7 SPACES (PROVIDED ON PARCEL B)

PARCEL B

8 STOREY BUILDING

Residential Units By Areas

	<45 SQ M	45 - 70 SQ M	>70 SQ M	TOTAL
Level 1	10	3	3	16
Level 2	9	5	3	17
Level 3	9	5	3	17
Level 4	11	5	2	18
Level 5	11	5	2	18
Level 6	11	5	2	18
TOTAL	61	28	15	104

Parking requirements according to Zoning Bylaw No. 80-159 Schedule C - Off Street Parking Regulations "Core Area"

Studio	Spaces Per Unit = 40 Sq m
1 Bed	Spaces Per Unit = 45 Sq m and < 70 Sq m
2 Bed +	Spaces Per Unit = 70 Sq m
Visitor	0.1 Visitor Spaces Per Dwelling Unit

PARKING CALCULATIONS		
<45 m²	61 X 0.65 = 51.65	
>45 m² <70 m²	28 X 1.00 = 28.00	
>70 m²	15 X 1.45 = 21.75	
TOTAL	101.60 = 102 SPACES	PROVIDED = 96 SPACES
VISITORS	104 X 0.10 = 10.4 = 10 SPACES	PROVIDED = 6 SPACES

PARCEL C

8 STOREY MEDICAL OFFICE BUILDING

Parking requirements according to Zoning Bylaw No. 80-159 Schedule C - Off Street Parking Regulations "Other Areas"

Restaurant	1 Space Per	40 Sq m
Retail	1 Space Per	37.5 Sq m
Office	1 Space Per	50 Sq m
Medical Office	1 Space Per	37.5 Sq m

COMMERCIAL PARKING CALCULATIONS		
MEDICAL OFFICE	4,311.19 m² / 37.5 m² = 112.30 = 112	
RESTAURANT	114.39 m² / 40 m² = 2.86 = 3	
DRU	76.92 m² / 37.5 m² = 2.05 = 2	
TOTAL	139 SPACES	PROVIDED = 100 SPACES (TO MATCH EXISTING)



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1 LEVEL P1 PARKING
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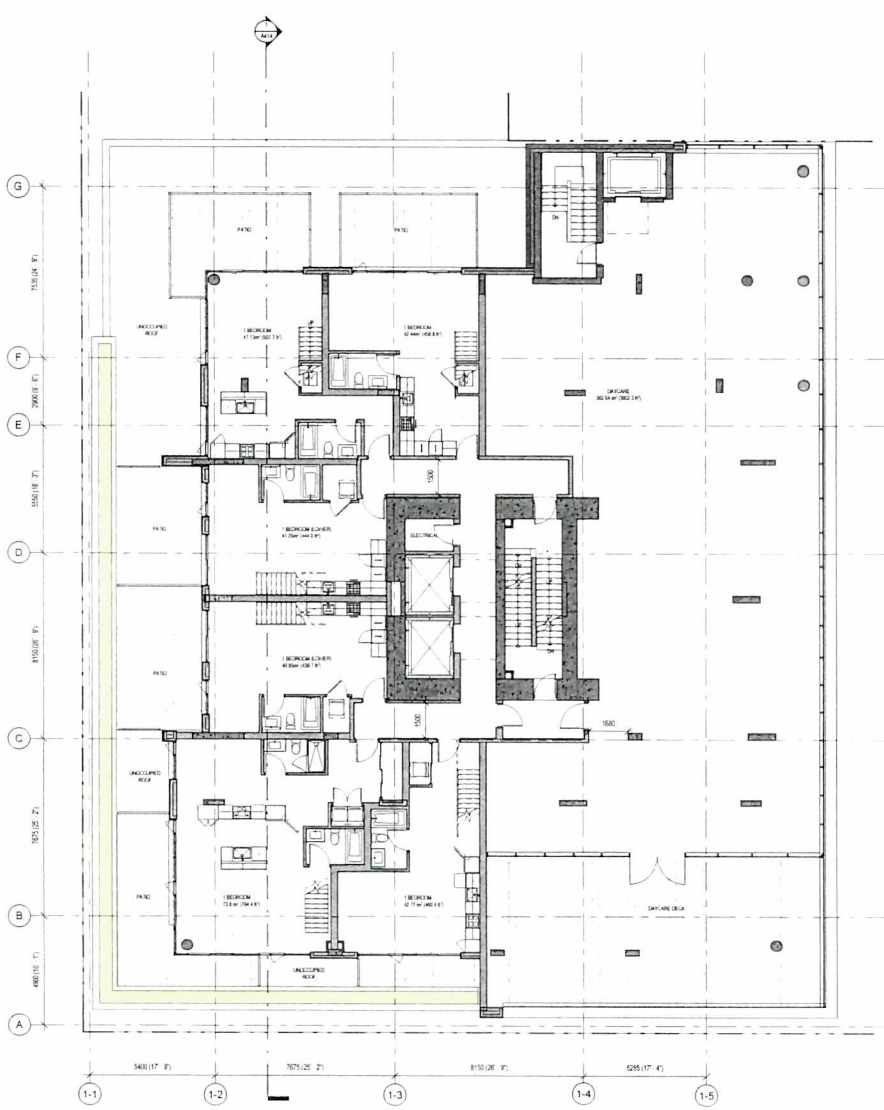
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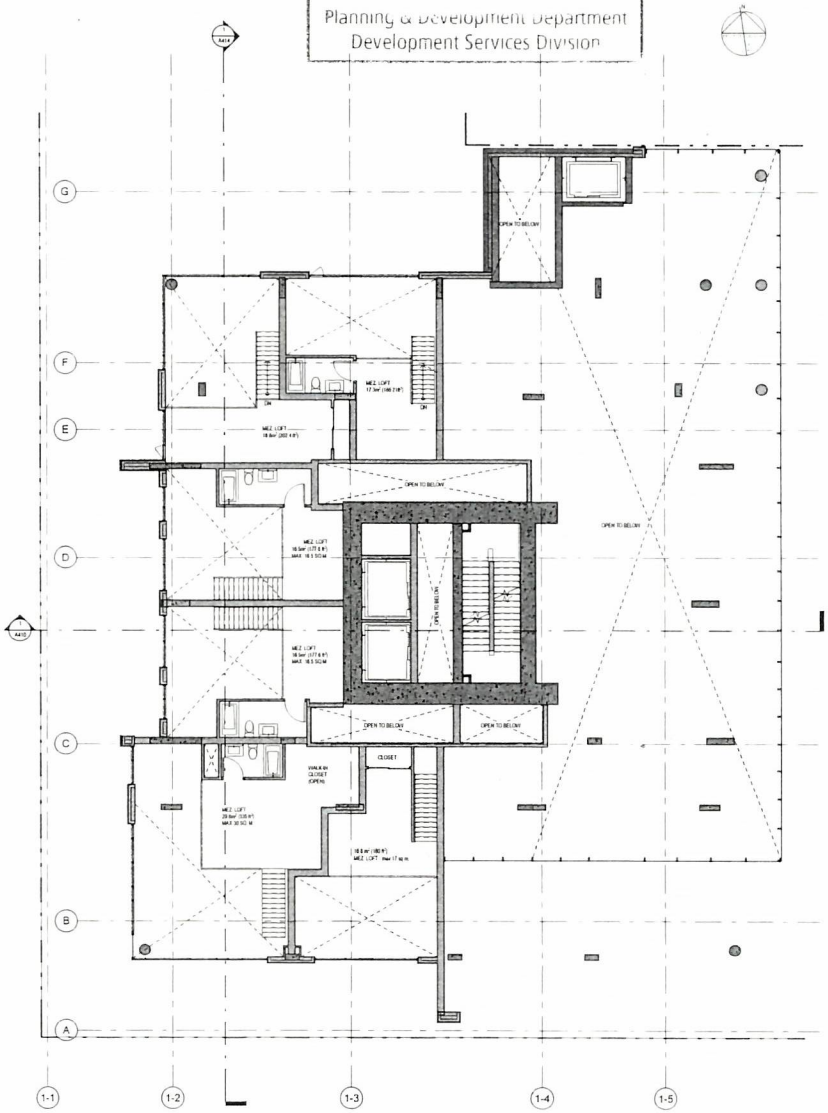
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1 TOWER LEVEL 2
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2 TOWER LEVEL 3
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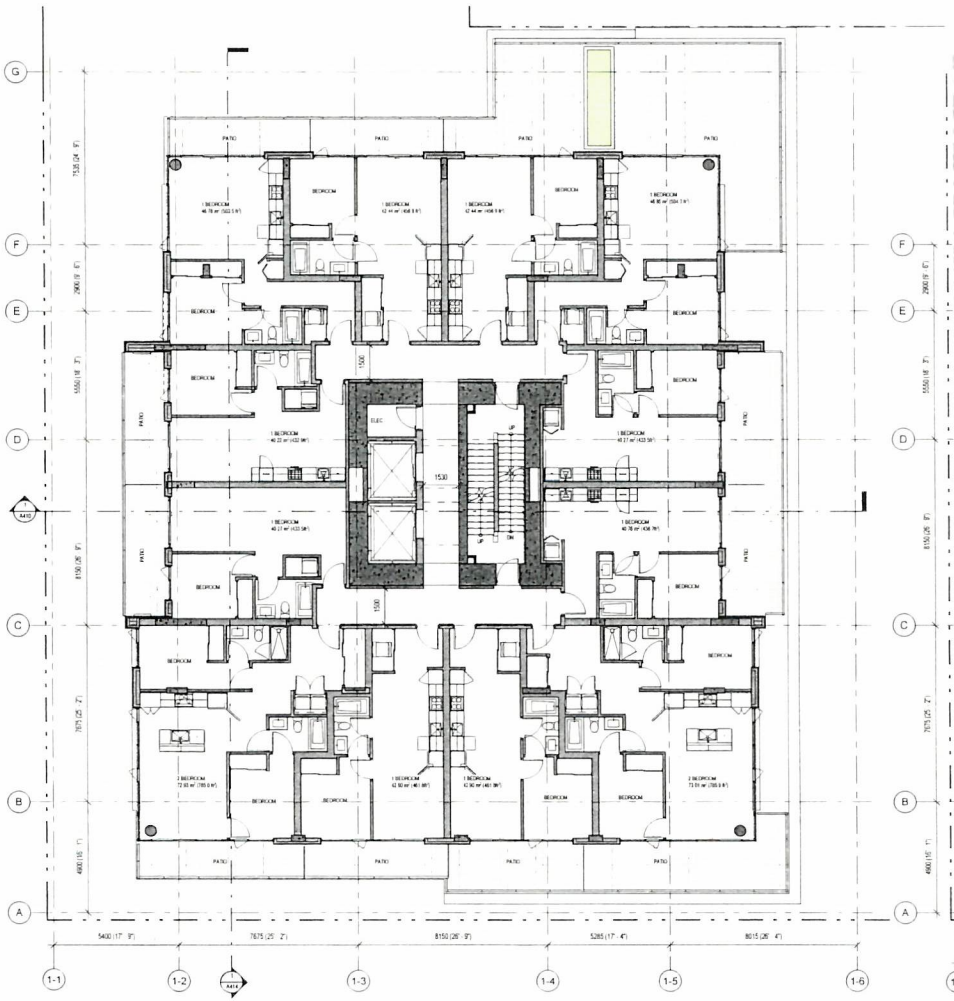
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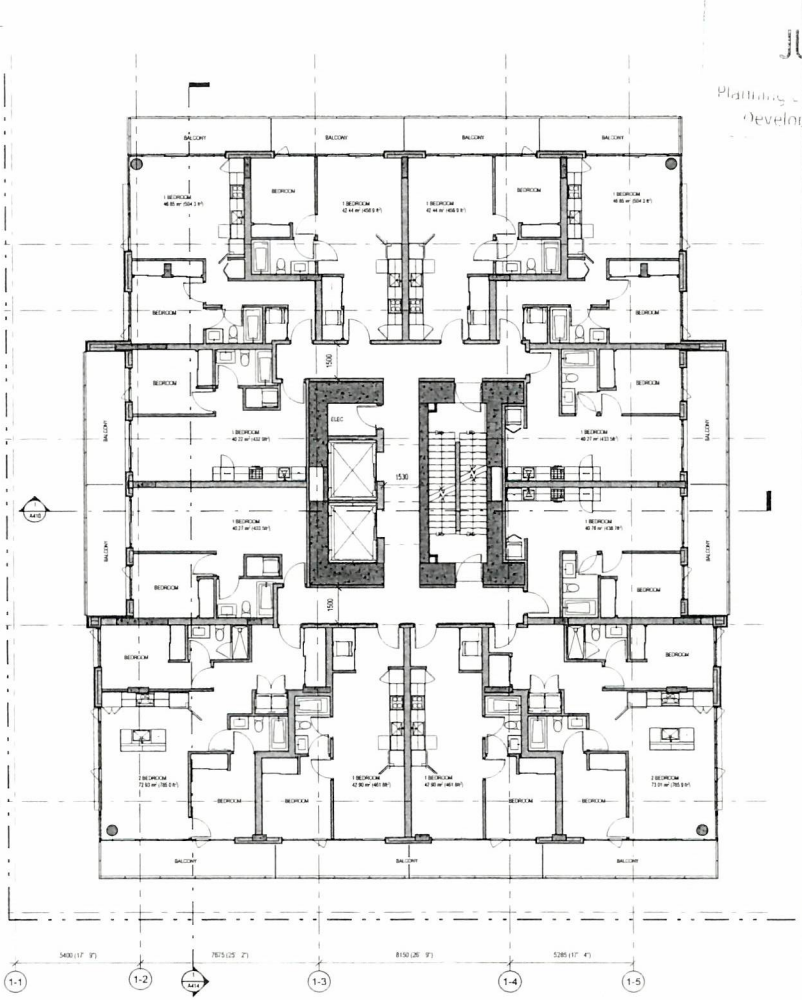
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1 TOWER LEVEL 4
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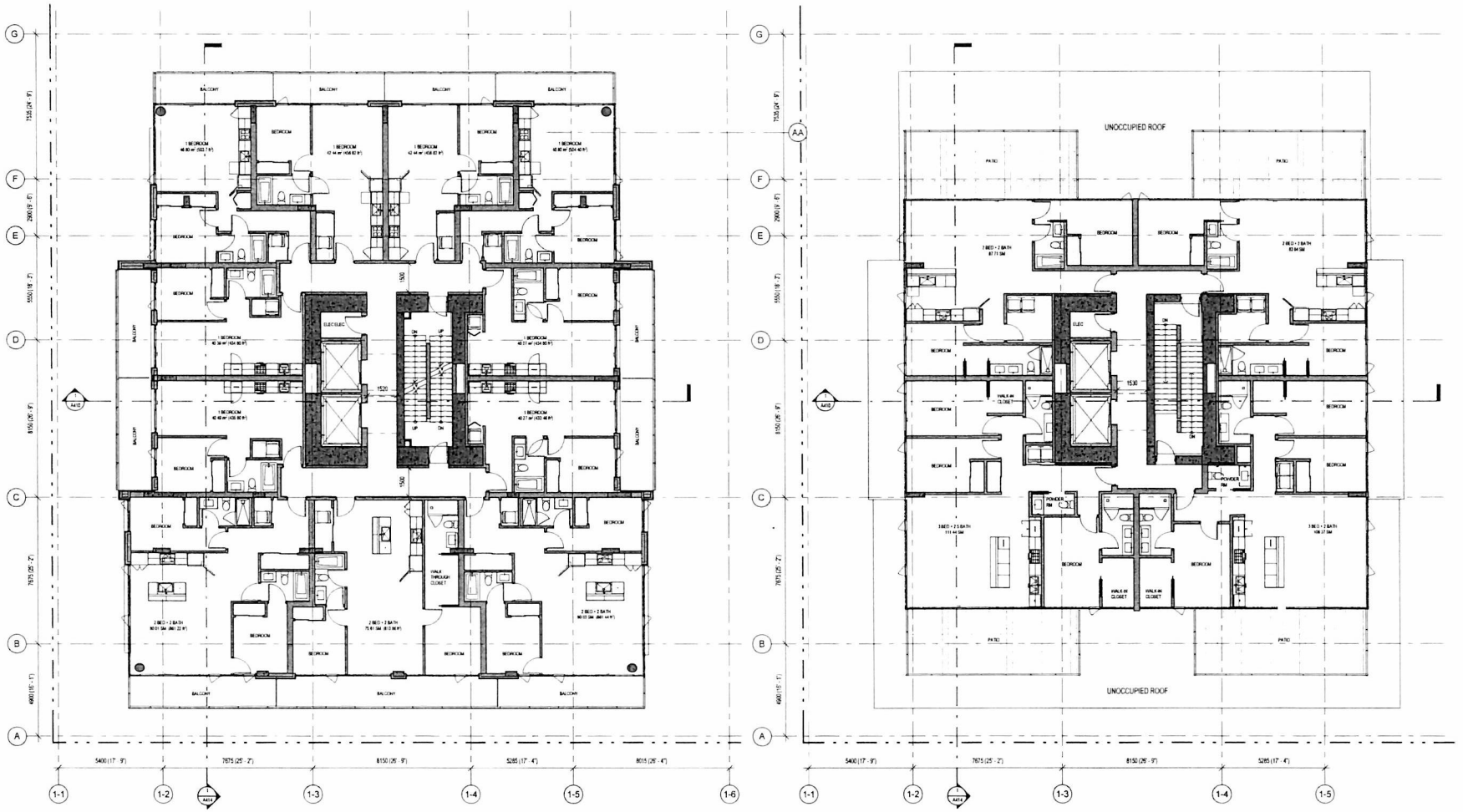
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1 TOWER LEVEL 8-12
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2 TOWER LEVEL 13
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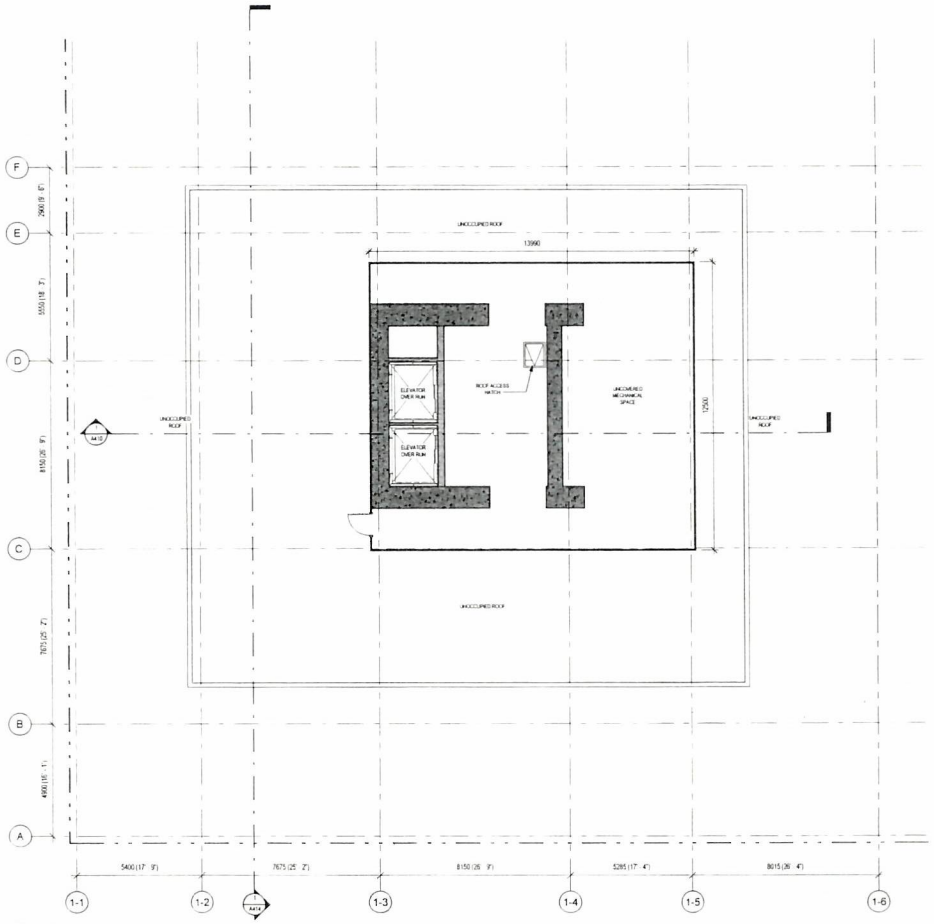
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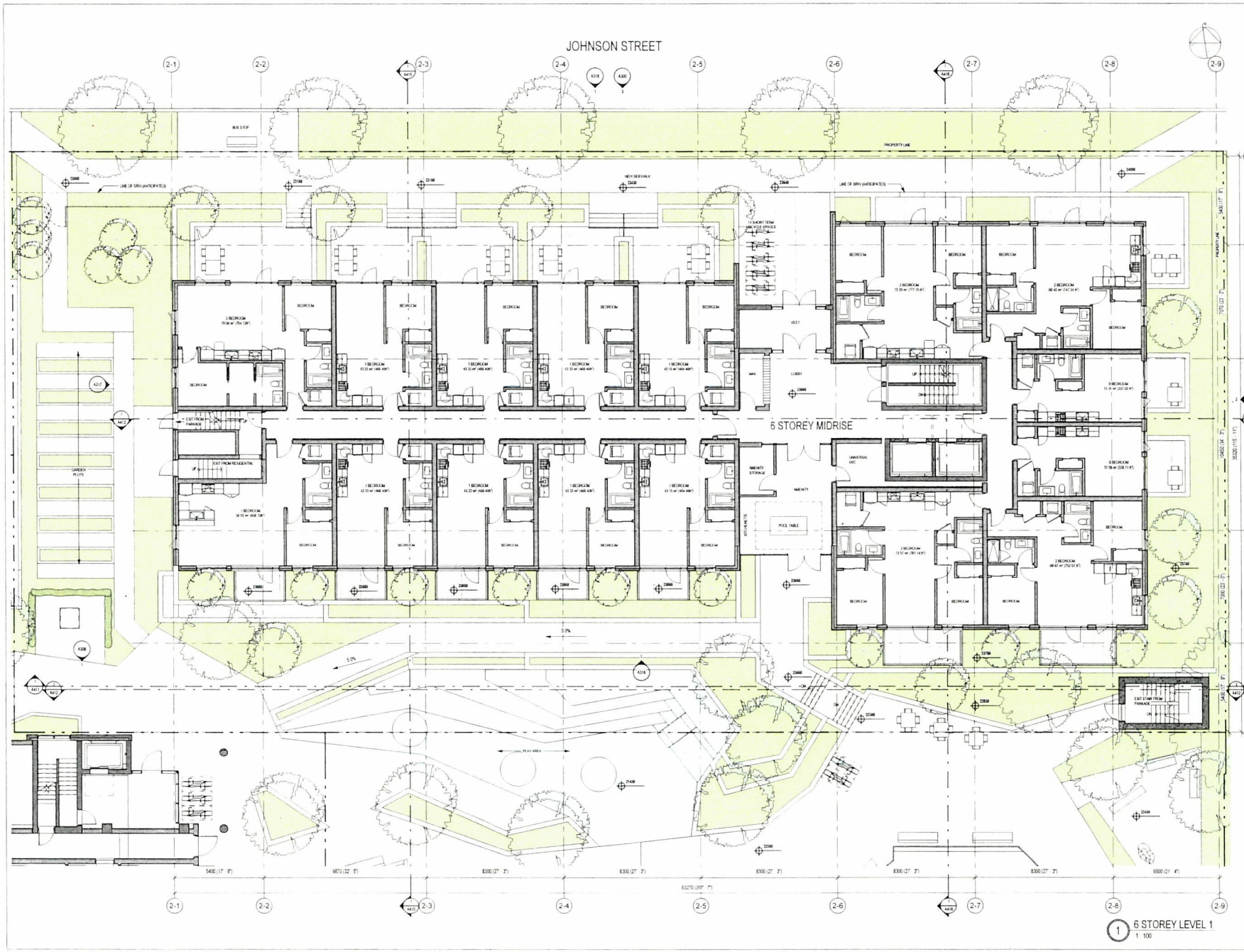
PROJECT
COOK STREET PLAZA

DRAWING TITLE
TOWER - ROOF DECK & MECH PENTHOUSE

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1 6 STOREY LEVEL 1
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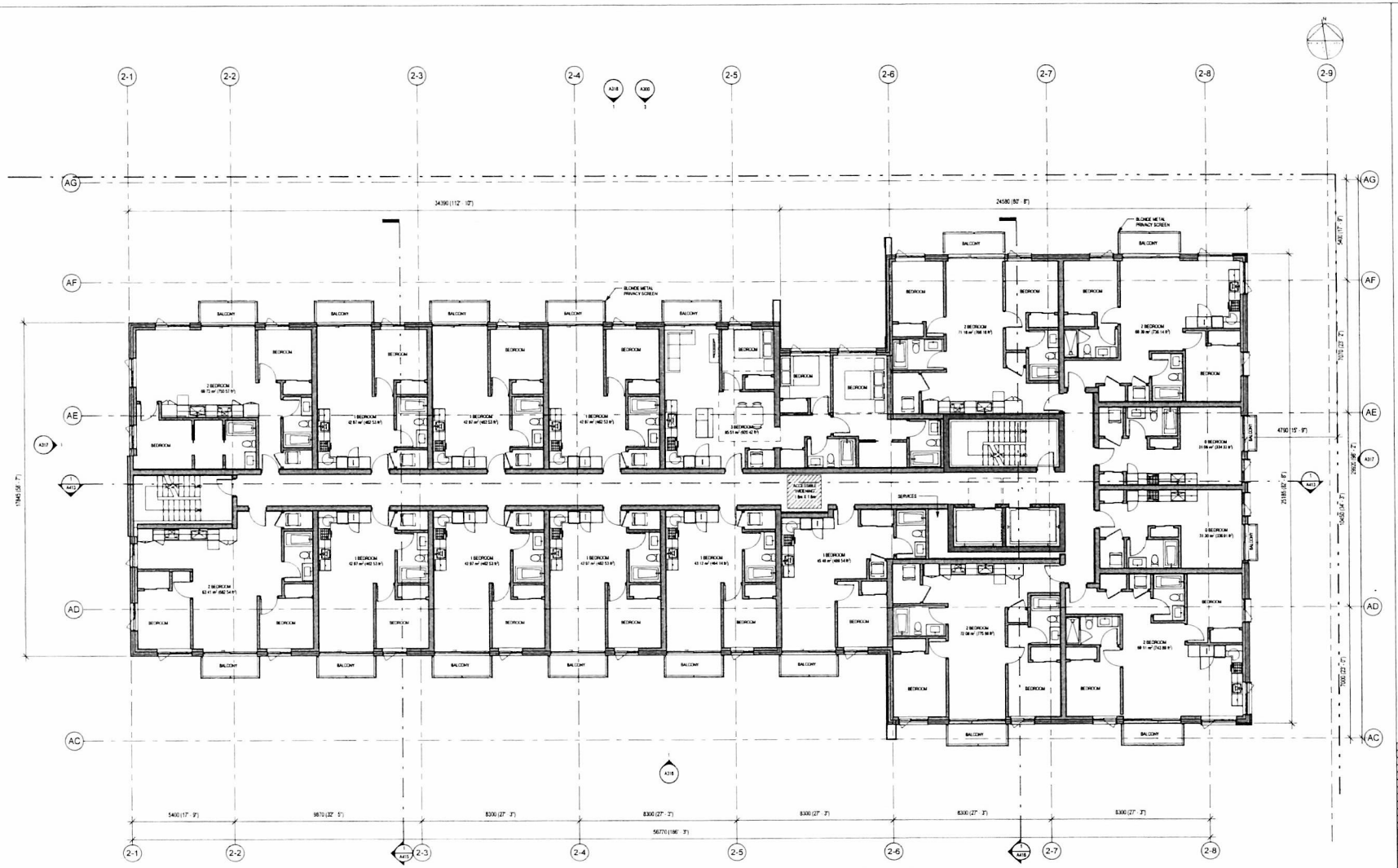
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1 6 STOREY LEVEL 2 TO 3
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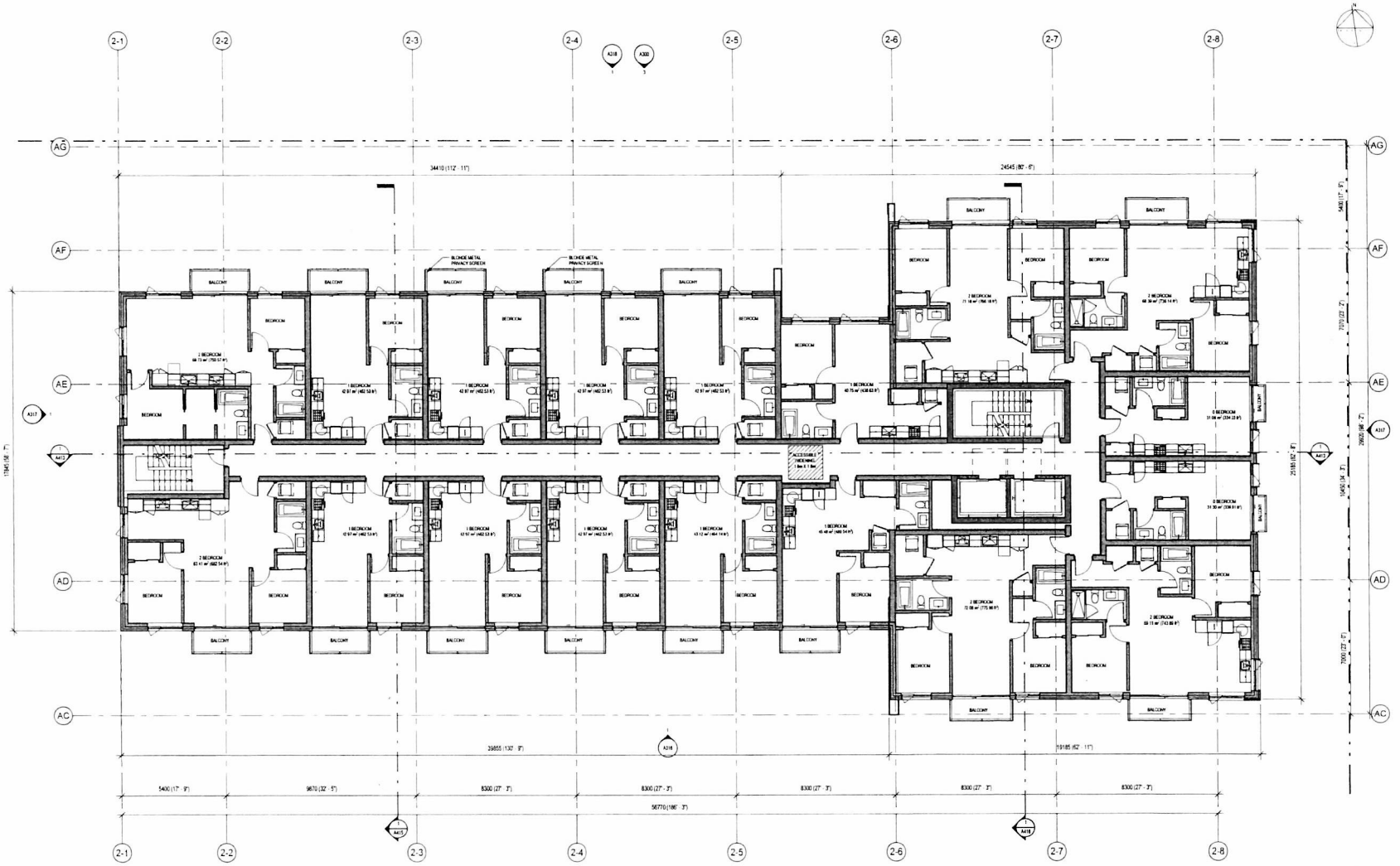
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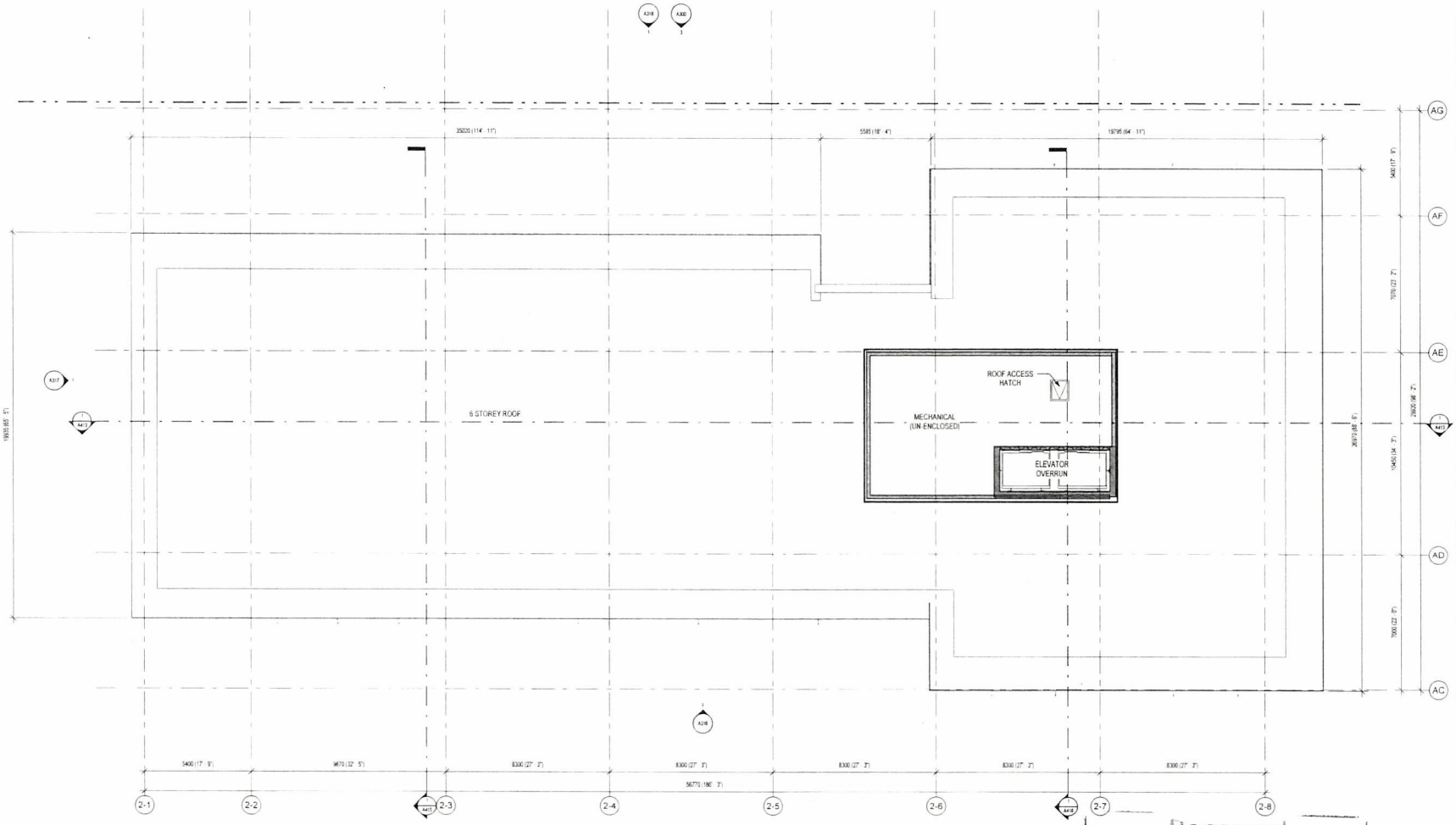
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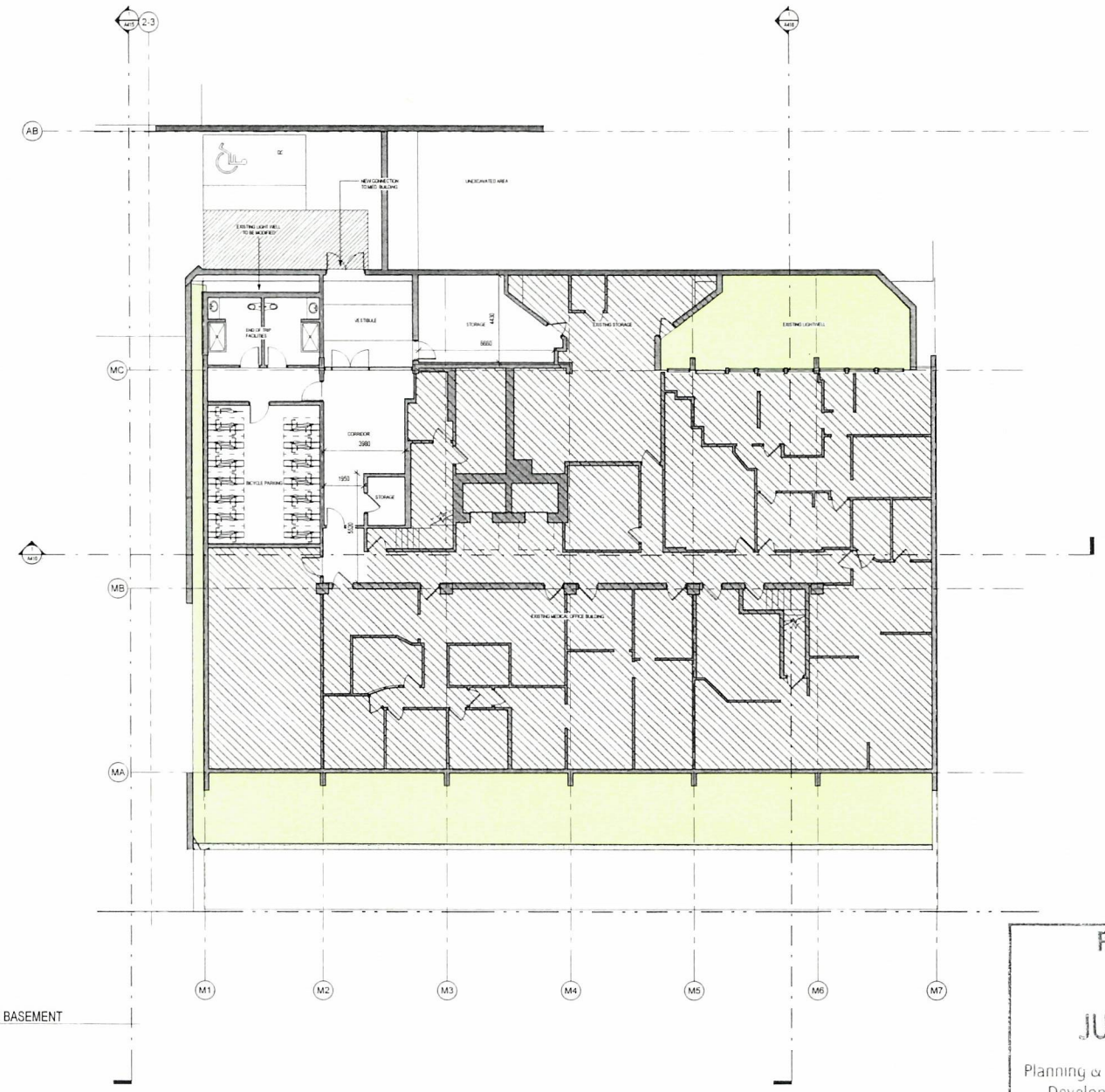
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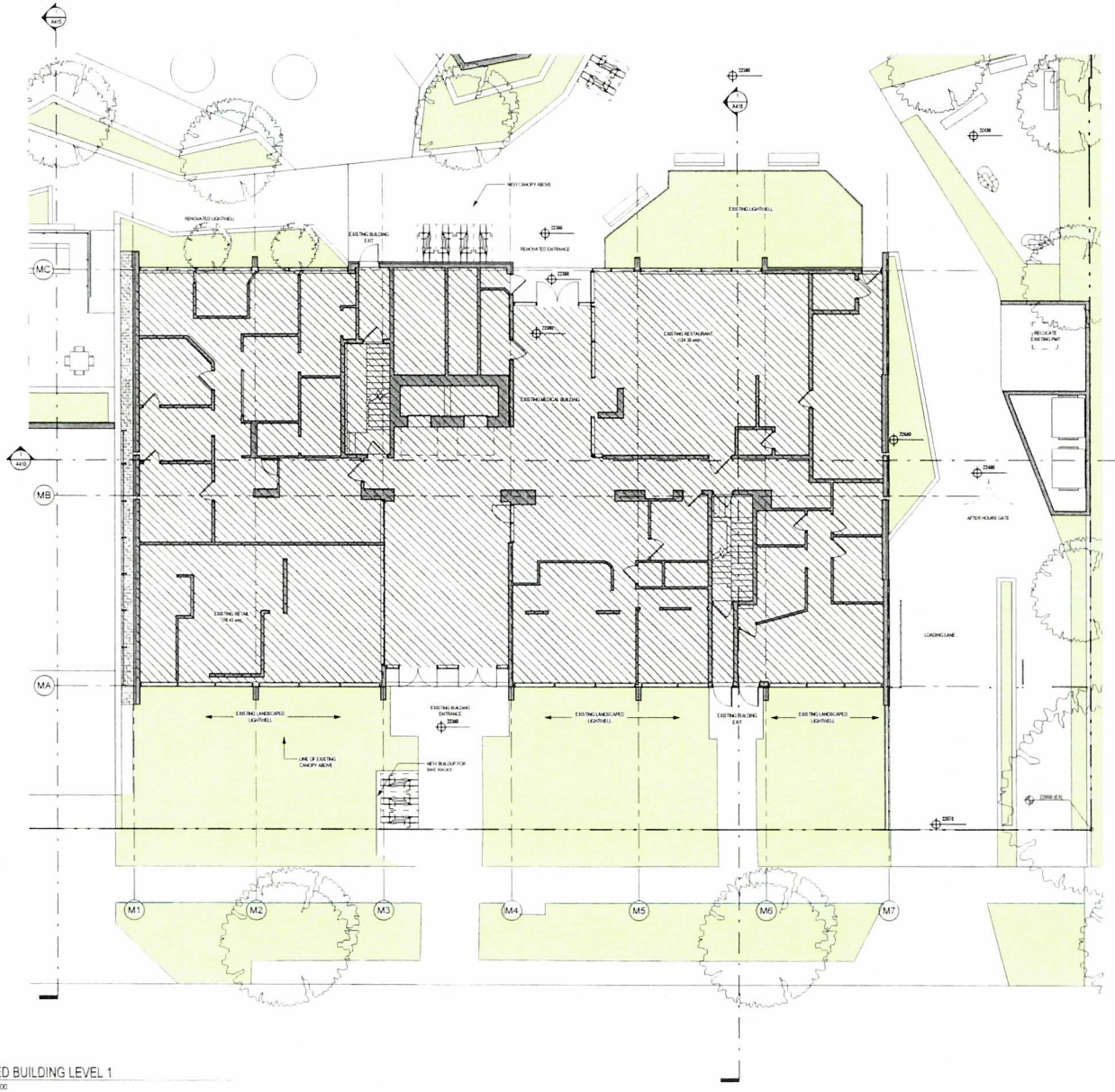
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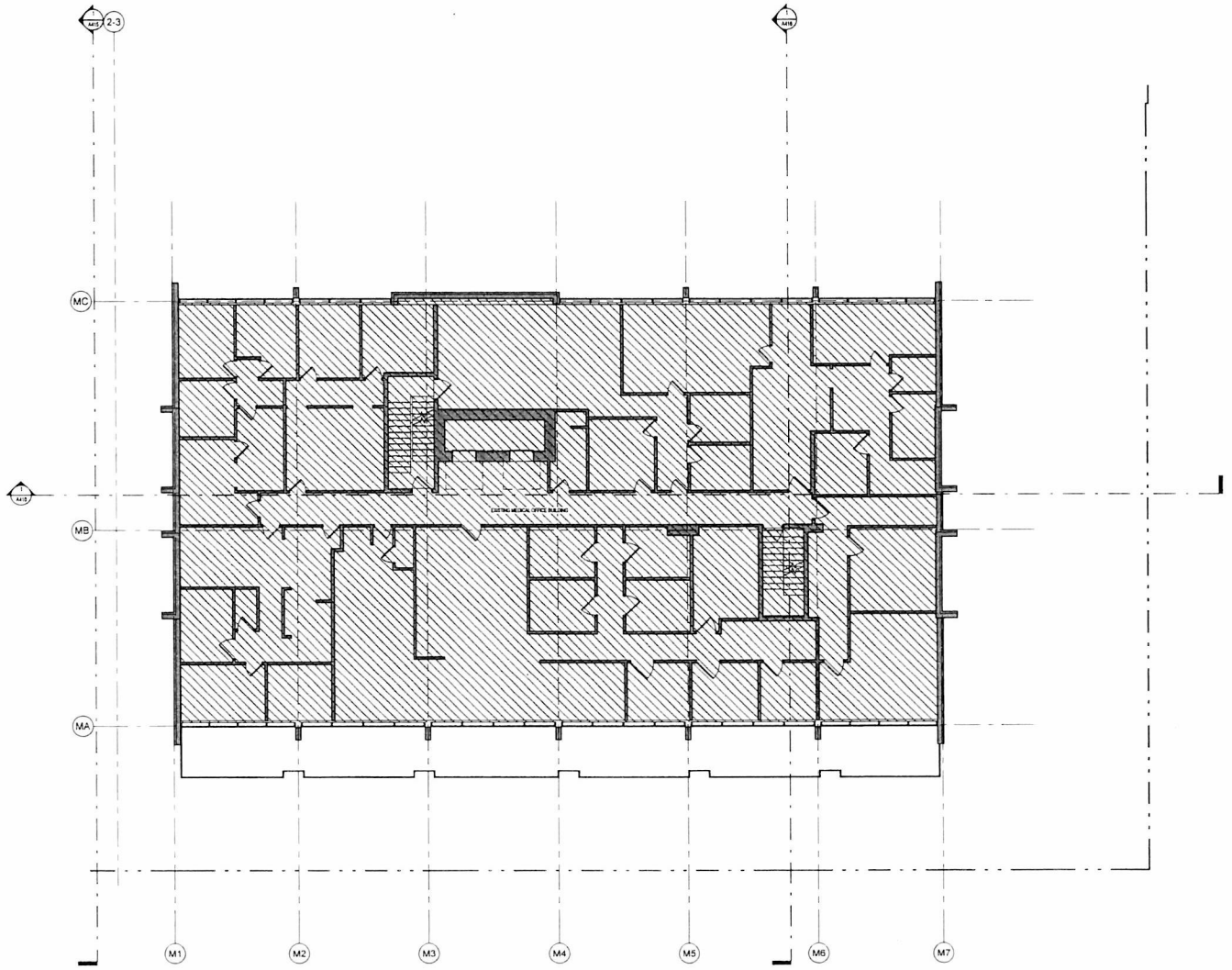
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MEDICAL OFFICE
GROUND LEVEL

PROJECT

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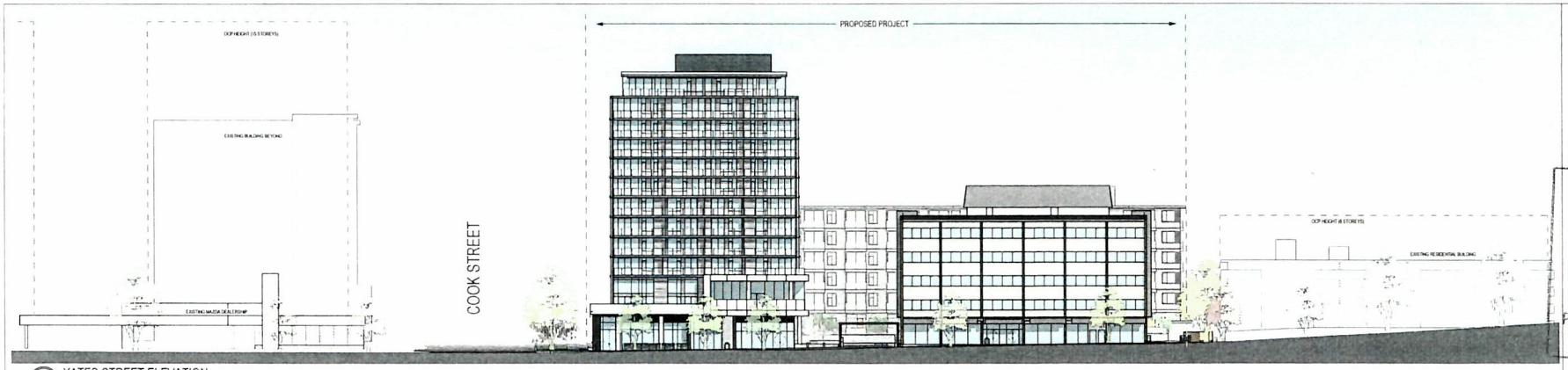
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MEDICAL OFFICE
TYPICAL LEVEL

PROJECT

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1 YATES STREET ELEVATION
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2 COOK STREET ELEVATION
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3 JOHNSON STREET ELEVATION
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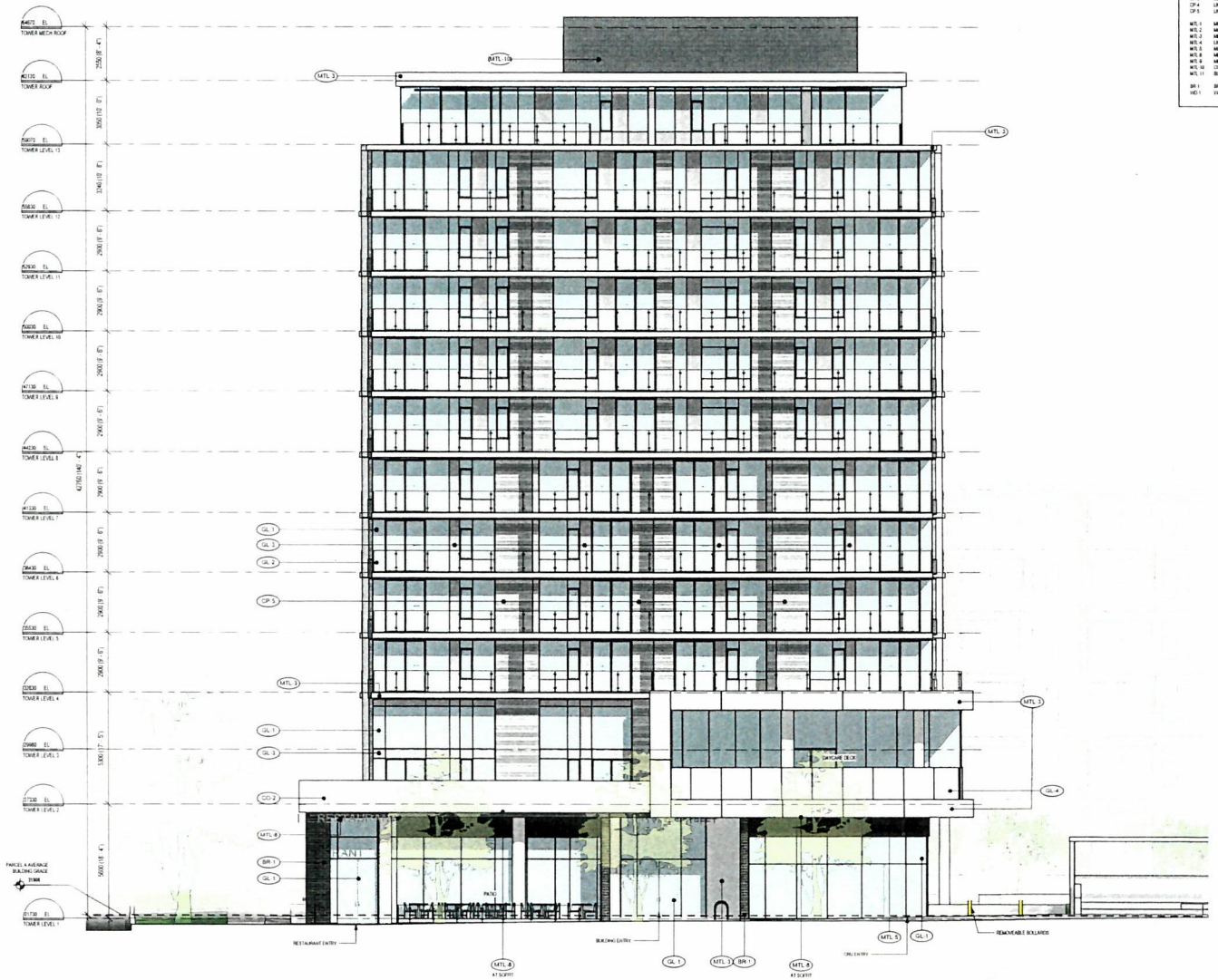
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1 12 STOREY SOUTH
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GL 1 INSULATED GLASS (VISION GLASS)
GL 2 GLASS GUARDRAIL (TEMPERED LAMINATED)
GL 3 GLASS SPANDREL PANEL
GL 4 FROSTED GLASS

CO 1 ARCHITECTURAL CONCRETE
CO 2 PAINTED CONCRETE (WHITE)
CM 1 PAINTED CONCRETE MASONRY UNITS (WHITE)

CP 2 CEMENTITIOUS PANEL (DARK)
CP 3 CEMENTITIOUS PANEL (MED GREY)
CP 4 LINEAR CEMENTITIOUS PANEL (LIGHT)
CP 5 LINEAR CEMENTITIOUS PANEL (DARK)

MTL 1 METAL PANEL (WOOD CHERRY)
MTL 2 METAL CLADDING (CORRUGATED, MED GREY)
MTL 3 METAL PANEL (WHITE)
MTL 4 LINEAR METAL PANEL (CHARCOAL)
MTL 5 METAL FLASHING & TRIM (DARK GREY)
MTL 6 METAL SOFFIT (WOOD, BLONDE)
MTL 9 METAL FRAMING & TRIM (BLACK)
MTL 10 CORRUGATED METAL SCREEN (CHARCOAL)
MTL 11 BLONDE METAL PRIVACY SCREEN

BR 1 BRICK VENEER (DARK)
MD 1 WOOD ENTRY DOOR

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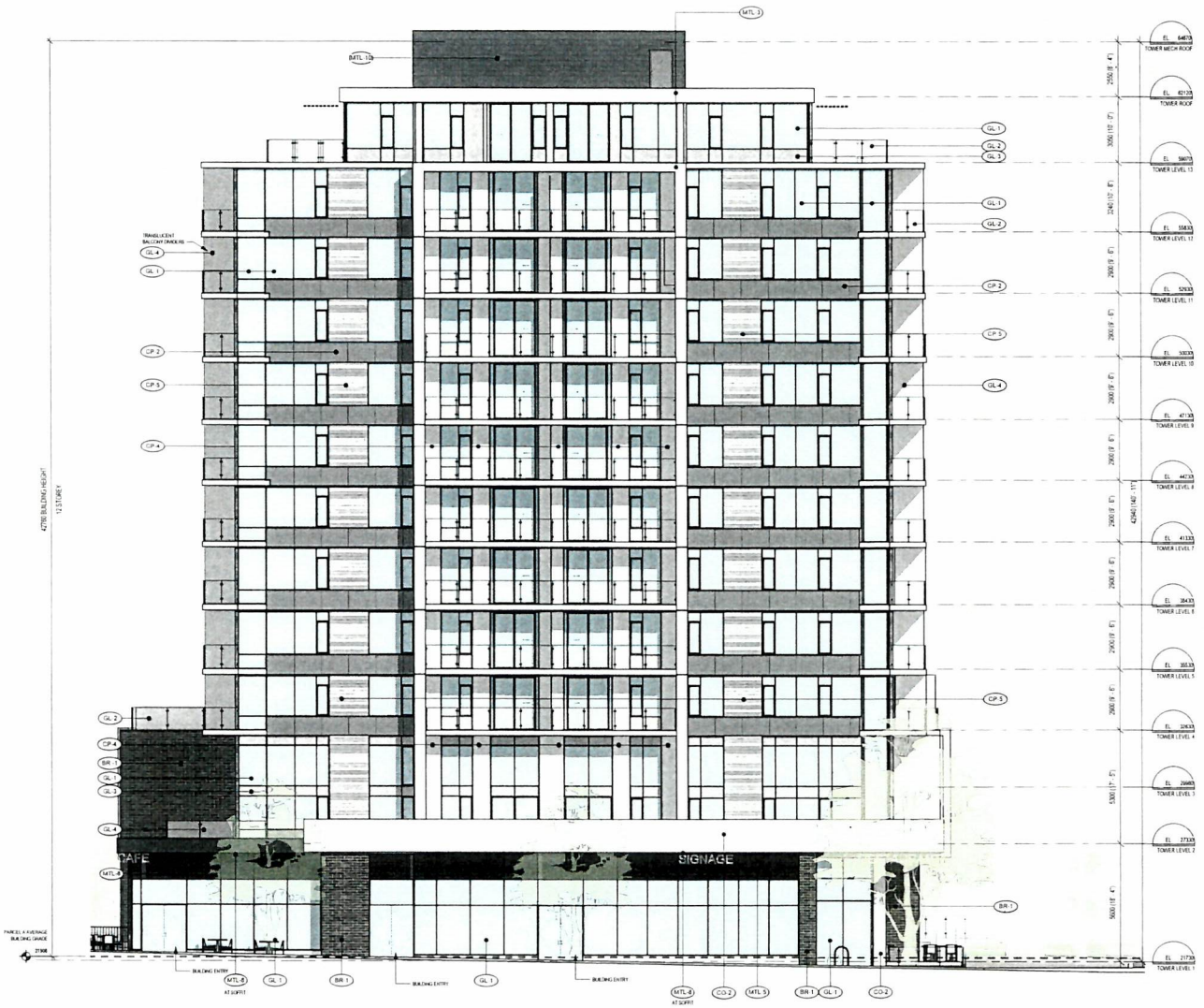
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COOK STREET PLAZA

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BUILDING ELEVATION

PROJECT
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1 12 STOREY WEST
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GL 1 INSULATED GLASS (VISION GLASS)
GL 2 GLASS GUARDRAIL (TEMPERED LAMINATED)
GL 3 GLASS SPANDREL PANEL
GL 4 FROSTED GLASS

CO-1 ARCHITECTURAL CONCRETE
CO-2 PAINTED CONCRETE (WHITE)
CM-1 PAINTED CONCRETE MASONRY UNITS (WHITE)

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CP 3 CEMENTITIOUS PANEL (MED GREY)
CP 4 LINEAR CEMENTITIOUS PANEL (LIGHT)
CP 5 LINEAR CEMENTITIOUS PANEL (DARK)

MTL 1 METAL PANEL (WOOD, CHERRY)
MTL 2 METAL CLADDING (CORRUGATED, MED GREY)
MTL 3 METAL PANEL (WHITE)
MTL 4 LINEAR METAL PANEL (CHARCOAL)
MTL 5 METAL FLASHING & TRIM (DARK GREY)
MTL 6 METAL SOFFIT (WOOD, BLONDE)
MTL 9 METAL FRAMING & TRIM (BLACK)
MTL 10 CORRUGATED METAL SCREEN (CHARCOAL)
MTL 11 BLONDE METAL PRIVACY SCREEN

BR 1 BRICK VENEER (DARK)
WD 1 WOOD ENTRY DOOR

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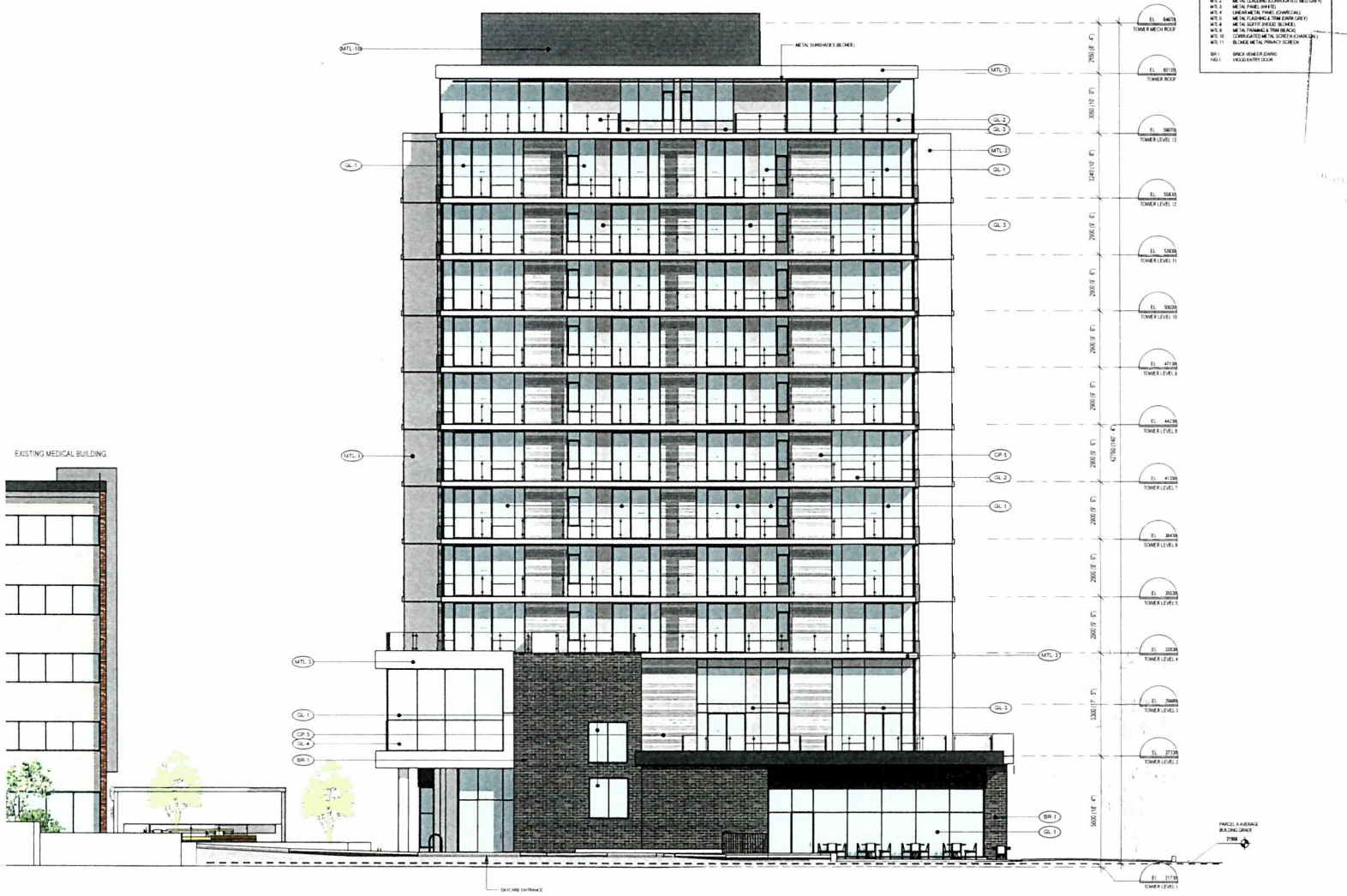
PROJECT
COOK STREET PLAZA

DRAWING TITLE
BUILDING ELEVATION

PROJECT

A3

DATE	SCALE	DRAWN	CHECKED
18.11.20	1 : 100	Author	Checker



1 12 STOREY NORTH
1 : 100

GL 1	INSULATED GLASS (MIDDLE GLASS)
GL 2	GLASS GUARDRAIL (TEMPERED / LAMINATED)
GL 3	GLASS SPANDREL PANEL
GL 4	FROSTED GLASS
CO 1	ARCHITECTURAL CONCRETE
CO 2	PAINTED CONCRETE (WHITE)
CM 1	PAINTED CONCRETE MASONRY UNITS (WHITE)
CP 2	CEMENTITIOUS PANEL (DARK)
CP 3	CEMENTITIOUS PANEL (MED GREY)
CP 4	LINEAR CEMENTITIOUS PANEL (LIGHT)
CP 5	LINEAR CEMENTITIOUS PANEL (DARK)
MTL 1	METAL PANEL (WOOD CHERRY)
MTL 2	METAL CLADDING (CORRUGATED MED GREY)
MTL 3	METAL PANEL (WHITE)
MTL 4	LINEAR METAL PANEL (CHARCOAL)
MTL 5	METAL FLASHING & TRIM (DARK GREY)
MTL 6	METAL SOFFIT (WOOD BLONDE)
MTL 9	METAL FRAMING & TRIM (BLACK)
MTL 10	CORRUGATED METAL SCREEN (CHARCOAL)
MTL 11	BLONDE METAL PRIVACY SCREEN
BR 1	BRICK VENEER (DARK)
WD 1	WOOD ENTRY DOOR

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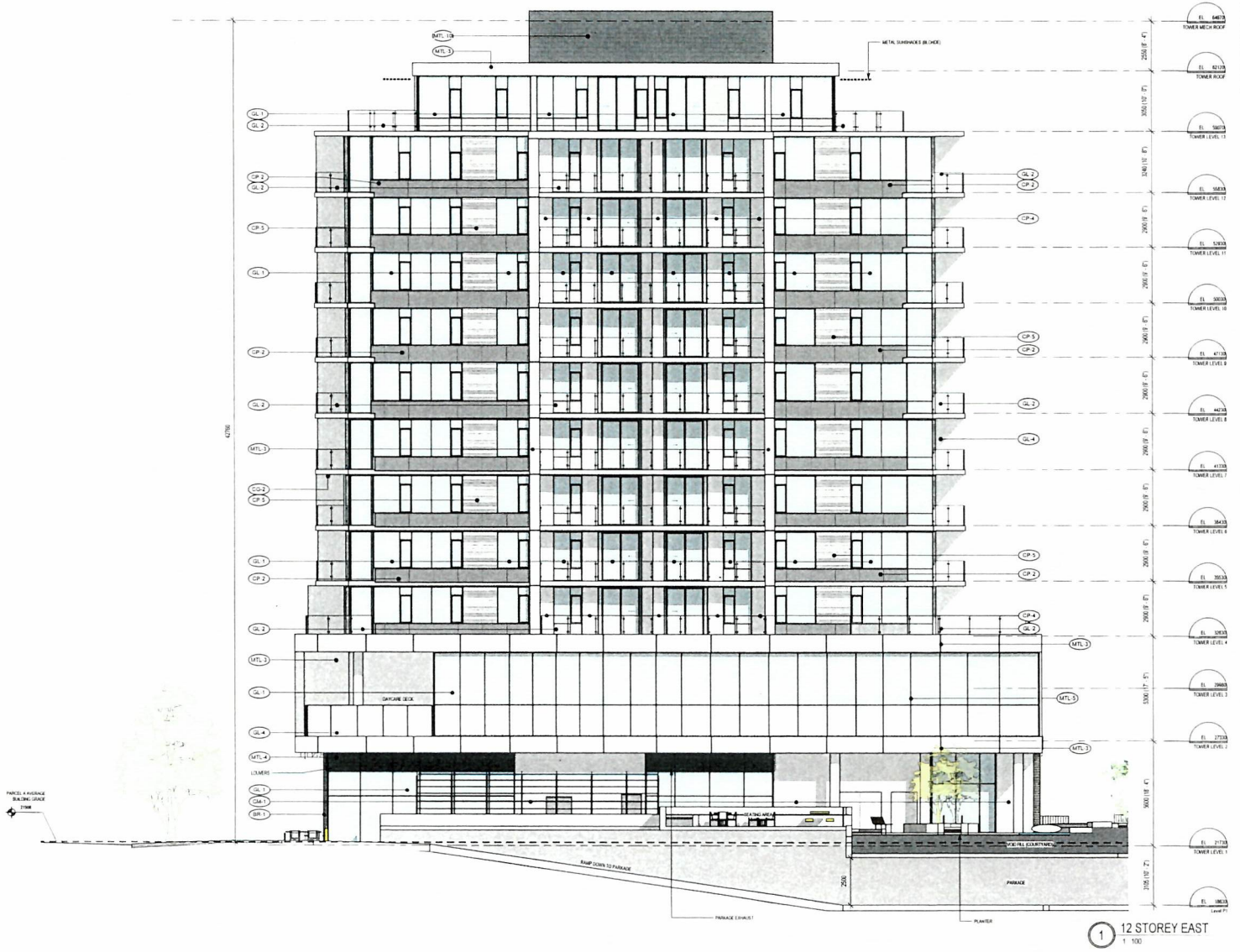
PROJECT
COOK STREET PLAZA

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DATE	SCALE	DRAWN	CHECKED
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1 12 STOREY EAST
1 : 100

GL 1 INSULATED GLASS (MISSION GLASS)
GL 2 GLASS GUARDRAIL (TEMPERED LAMINATED)
GL 3 GLASS SPANDREL PANEL
GL 4 FROSTED GLASS

CO-1 ARCHITECTURAL CONCRETE
CO-2 PAINTED CONCRETE (WHITE)
CM PAINTED CONCRETE MASONRY UNITS (WHITE)

CP 2 CEMENTITIOUS PANEL (DARK)
CP 3 CEMENTITIOUS PANEL (MED GREY)
CP 4 LINEAR CEMENTITIOUS PANEL (LIGHT)
CP 5 LINEAR CEMENTITIOUS PANEL (DARK)

MTL 1 METAL PANEL (WOOD CHERRY)
MTL 2 METAL CLADDING (CORRUGATED, MED GREY)
MTL 3 METAL PANEL (WHITE)
MTL 4 LINEAR METAL PANEL (CHARCOAL)
MTL 5 METAL FLASHING & TRIM (DARK GREY)
MTL 6 METAL SOFFIT (WOOD LOOK)
MTL 7 METAL FRAMING & TRIM (BLACK)
MTL 10 CORRUGATED METAL SCREEN (CHARCOAL)
MTL 11 BLONDE METAL PRIVACY SCREEN

BR 1 BRICK VENEER (DARK)
WD 1 WOOD ENTRY DOOR

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1 6 STOREY SOUTH
1 : 100

GL 1	INSULATED GLASS (VISION GLASS)
GL 2	GLASS GUARDRAIL (TEMPERED LAMINATED)
GL 3	GLASS SPANDREL PANEL
GL 4	FROSTED GLASS
CO-1	ARCHITECTURAL CONCRETE
CO-2	PAINTED CONCRETE (WHITE)
CM-1	PAINTED CONCRETE MASONRY UNITS (WHITE)
CP 2	CEMENTITIOUS PANEL (DARK)
CP 3	CEMENTITIOUS PANEL (MED GREY)
CP 4	LINEAR CEMENTITIOUS PANEL (LIGHT)
CP 5	LINEAR CEMENTITIOUS PANEL (DARK)
MTL 1	METAL PANEL (WOOD CHERRY)
MTL 2	METAL CLADDING (CORRUGATED MED GREY)
MTL 3	METAL PANEL (WHITE)
MTL 4	LINEAR METAL PANEL (CHARCOAL)
MTL 5	METAL FLASHING & TRIM (DARK GREY)
MTL 6	METAL SOFFIT (WOOD, BLONDE)
MTL 8	METAL FRAMING & TRIM (BLACK)
MTL 10	CORRUGATED METAL SCREEN (CHARCOAL)
MTL 11	BLONDE METAL PRIVACY SCREEN
BR 1	BRICK VENEER (DARK)
WD-1	WOOD ENTRY DOOR

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PROJECT
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2 6 STOREY EAST
1 : 100



1 6 STOREY WEST
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GL 1	INSULATED GLASS (VISION GLASS)
GL 2	GLASS GUARDRAIL (TEMPERED, LAMINATED)
GL 3	GLASS SPANDREL PANEL
GL 4	FROSTED GLASS
CO 1	ARCHITECTURAL CONCRETE
CO 2	PAINTED CONCRETE (WHITE)
CM 1	PAINTED CONCRETE MASONRY UNITS (WHITE)
CP 2	CEMENTITIOUS PANEL (DARK)
CP 3	CEMENTITIOUS PANEL (MED GREY)
CP 4	LINEAR CEMENTITIOUS PANEL (LIGHT)
CP 5	LINEAR CEMENTITIOUS PANEL (DARK)
MTL 1	METAL PANEL (WOOD: CHERRY)
MTL 2	METAL CLADDING (CORRUGATED, MED GREY)
MTL 3	METAL PANEL (DARK)
MTL 4	LINEAR METAL PANEL (CHARCOAL)
MTL 5	METAL FLASHING & TRIM (DARK GREY)
MTL 6	METAL SOFFIT (WOOD: BLONDE)
MTL 9	METAL FRAMING & TRIM (BLACK)
MTL 10	CORRUGATED METAL SCREEN (CHARCOAL)
MTL 11	BLONDE METAL PRIVACY SCREEN
BR 1	BRICK VENEER (DARK)
WD 1	WOOD ENTRY DOOR

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PROJECT
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GL 1	INSULATED GLASS (VISION GLASS)
GL 2	GLASS GUARDRAIL (TEMPERED, LAMINATED)
GL 3	GLASS SPANDREL PANEL
GL 4	FROSTED GLASS
CO 1	ARCHITECTURAL CONCRETE
CO 2	PAINTED CONCRETE (WHITE)
CM 1	PAINTED CONCRETE MASONRY UNITS (WHITE)
CP 2	CEMENTITIOUS PANEL (DARK)
CP 3	CEMENTITIOUS PANEL (MED GREY)
CP 4	LINEAR CEMENTITIOUS PANEL (LIGHT)
CP 5	LINEAR CEMENTITIOUS PANEL (DARK)
MTL 1	METAL PANEL (WOOD CHERRY)
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BR 1	BRICK VENEER (DARK)
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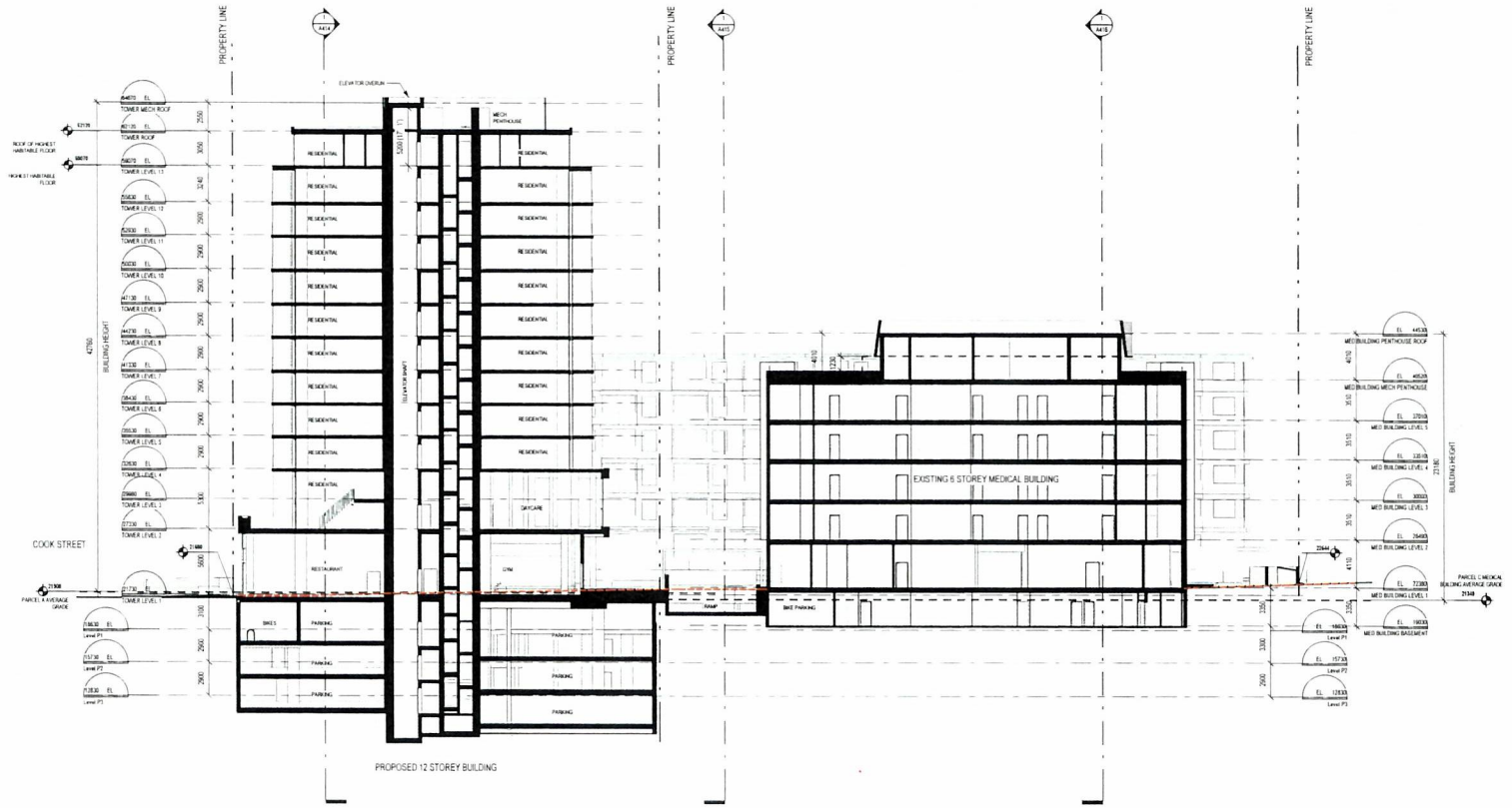
PROJECT
COOK STREET PLAZA

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D	ISSUED FOR RZ & DP REVISED SUBMISSION	2
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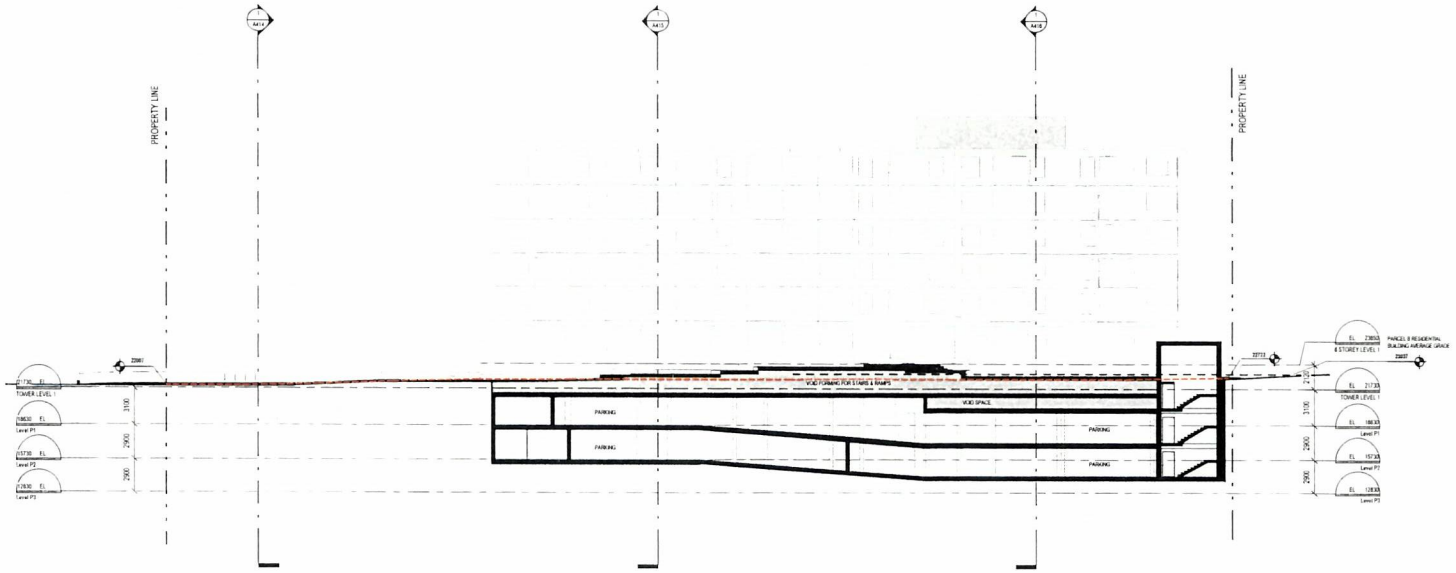
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EXISTING NATURAL GRADE

CALCULATED GRADE



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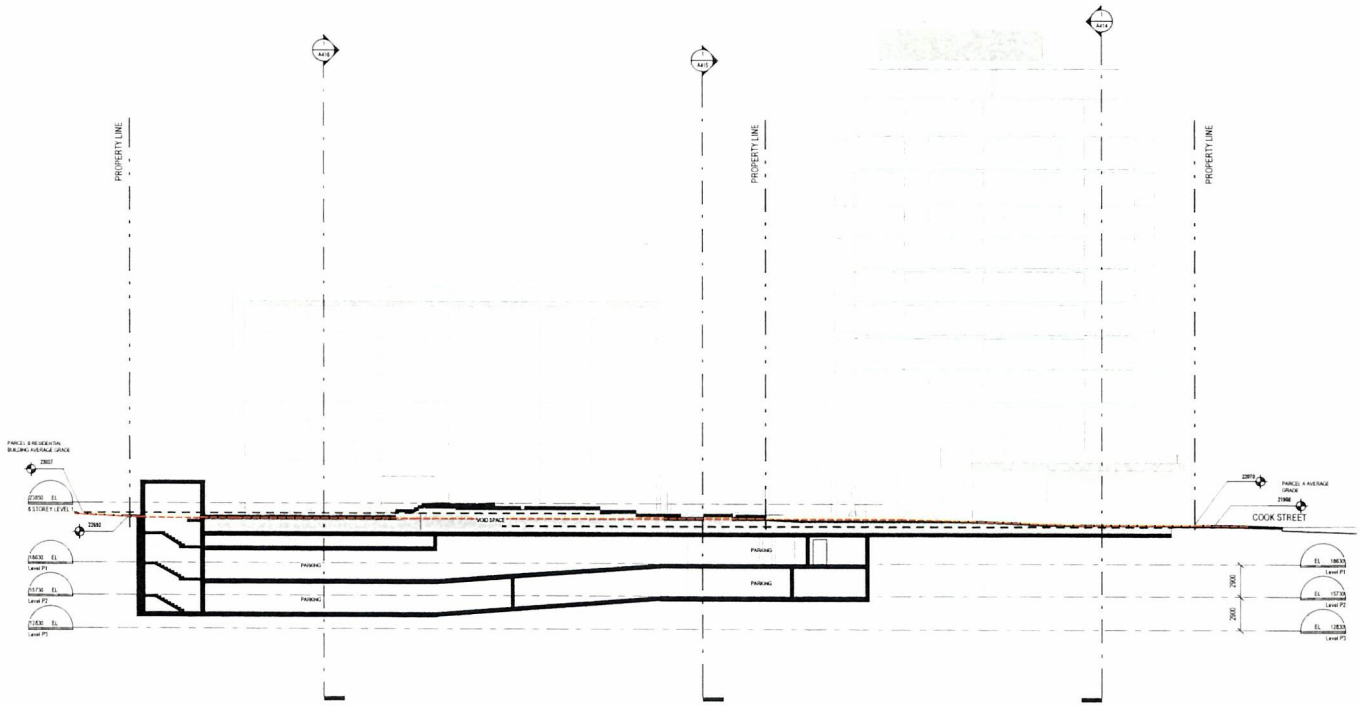
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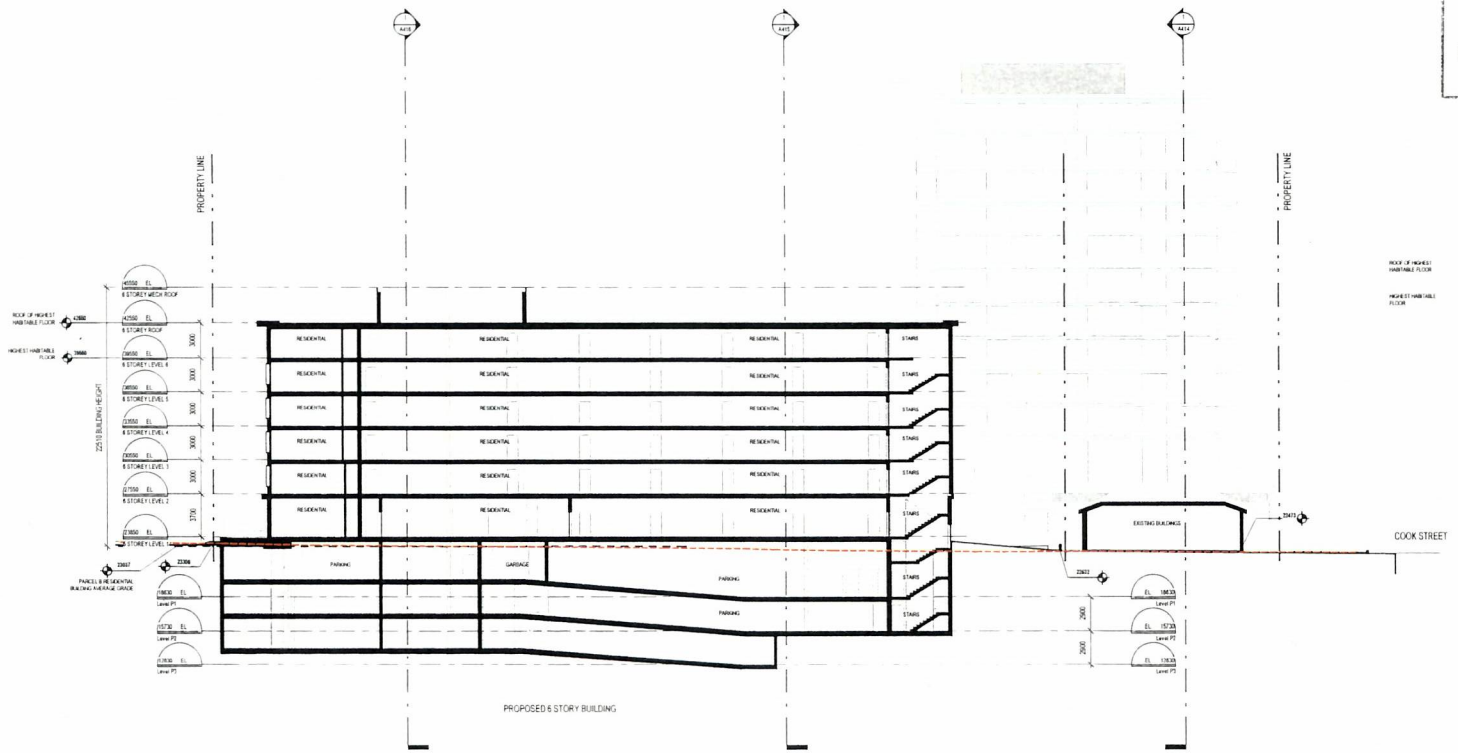
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PROJECT
COOK STREET PLAZA

DRAWING TITLE
OVERALL SITE SECTIONS

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A4

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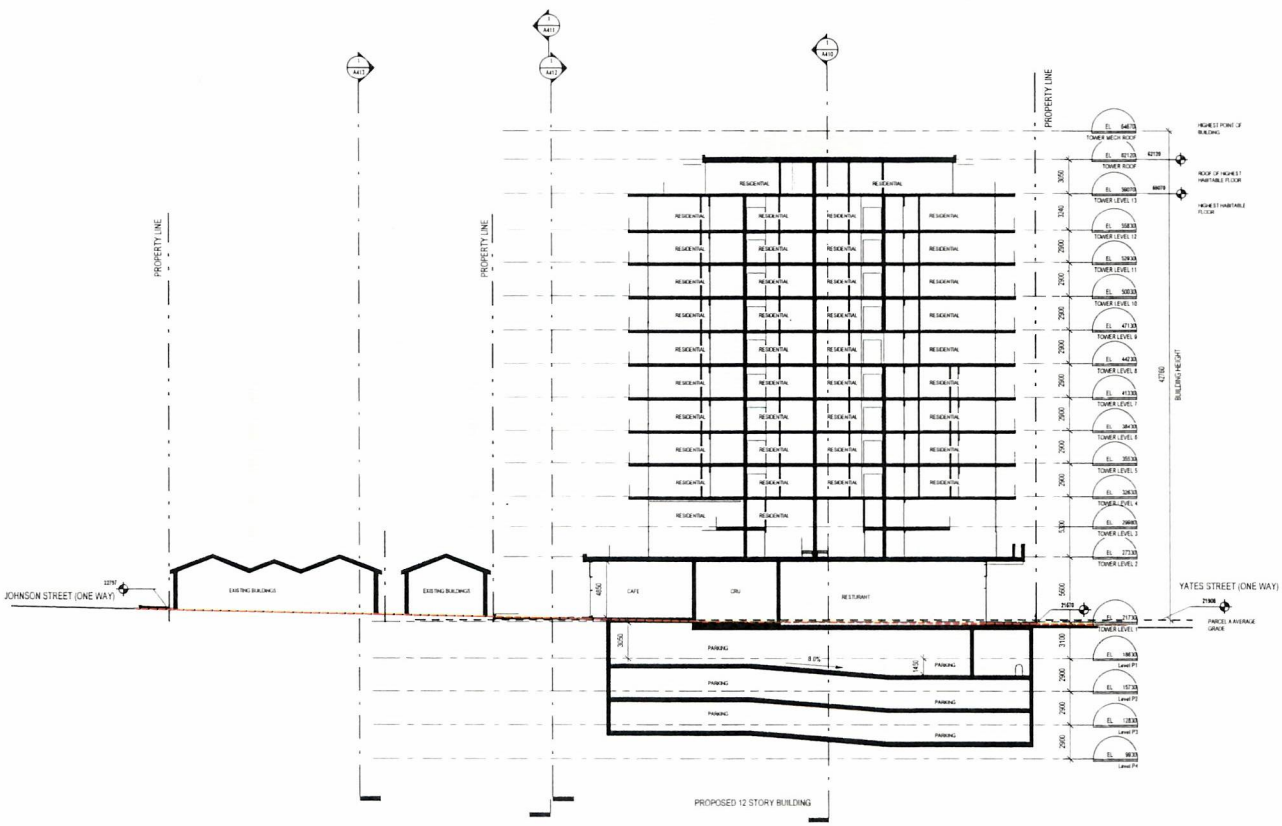
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B	ISSUED FOR RZ & DP APPLICATION	
CURRENT REVISION		

PROJECT ADDRESS
1100, 1120 YATES ST ; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE
OVERALL SITE SECTIONS

PROJECT

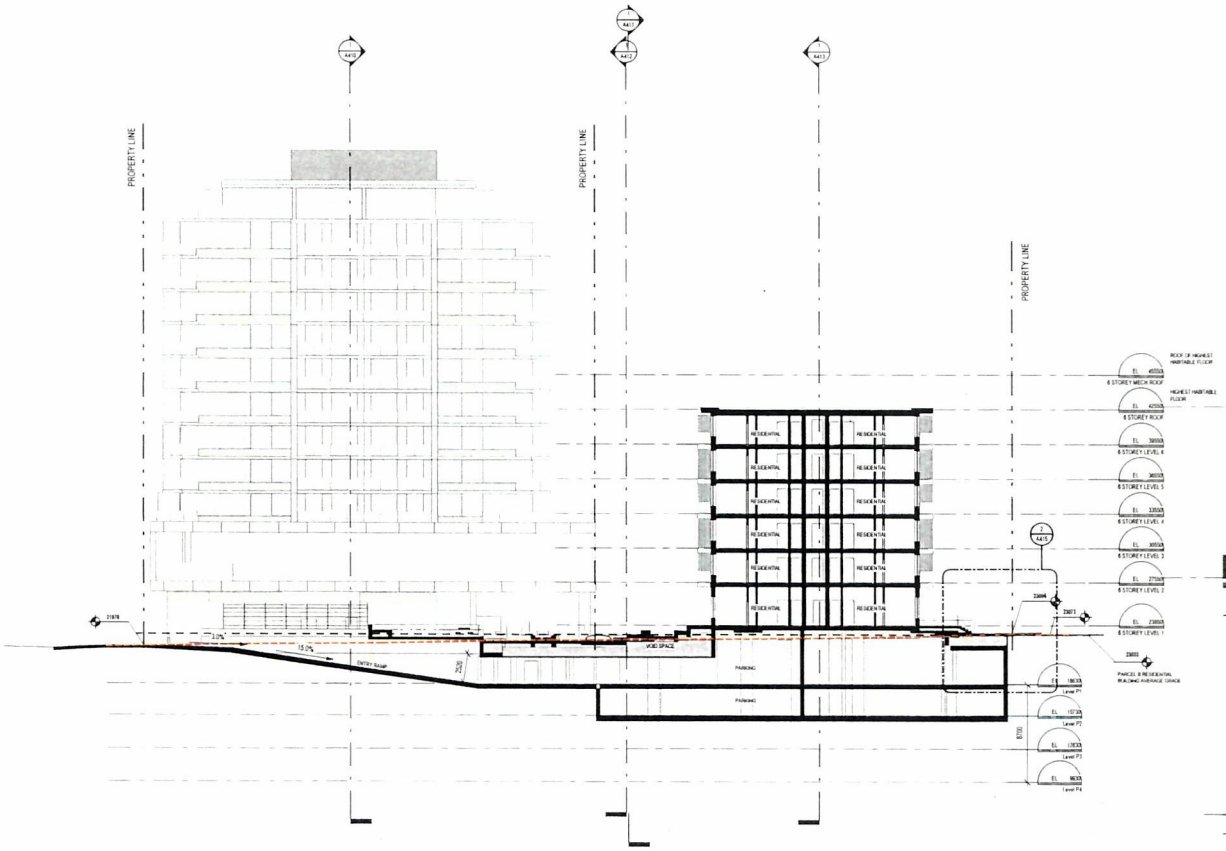
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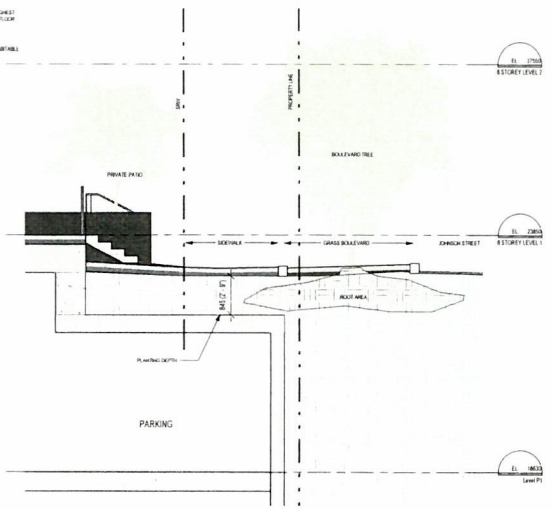
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EXISTING NATURAL GRADE
CALCULATED GRADE

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1 N/W SITE SECTION THROUGH TOWER RAMP
1 : 200



2 SECTION THROUGH JOHNSON ST BLVD
1 : 50

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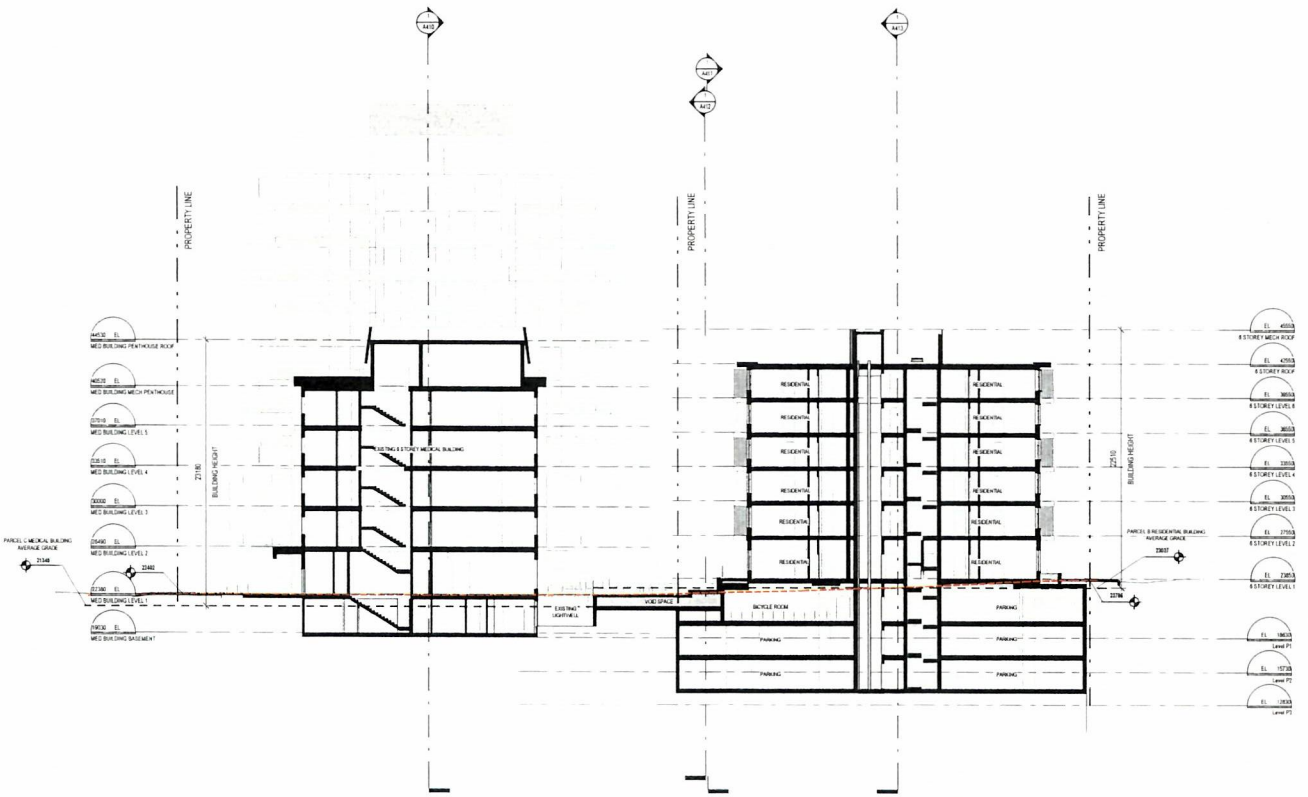
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EXISTING NATURAL GRADE

CALCULATED GRADE



1 N/S MIDRISE RAMP SECTION
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OVERALL SITE SECTIONS

PROJECT 1

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VIEW LOOKING NORTH WEST IN MEWS



AERIAL VIEW LOOKING EAST IN MEWS



VIEW LOOKING WEST IN MEWS



VIEW LOOKING NORTH EAST IN MEWS



AERIAL VIEW LOOKING WEST IN MEWS



VIEW LOOKING NORTH WEST FROM MEDICAL BUILDING BACK ENTRANCE

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PROJECT
COOK STREET PLAZA

DRAWING TITLE
3D VIEWS

PROJECT NO.
A5

DATE	SCALE	DRAWN	CHECKED
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AERIAL VIEW LOOKING NORTH-WEST



AERIAL VIEW LOOKING SOUTH-WEST

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PROJECT
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DRAWING TITLE
3D CONTEXT VIEWS

PROJECT
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OVERALL VIEW FROM CORNER AT JOHNSON AND COOK STREETS



VIEW PAST 6 STOREY BUILDING ALONG JOHNSON STREET



VIEW ALONG JOHNSON STREET



VIEW AT 6 STOREY LOBBY ENTRY

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STREET VIEW ALONG JOHNSON STREET

PROJECT
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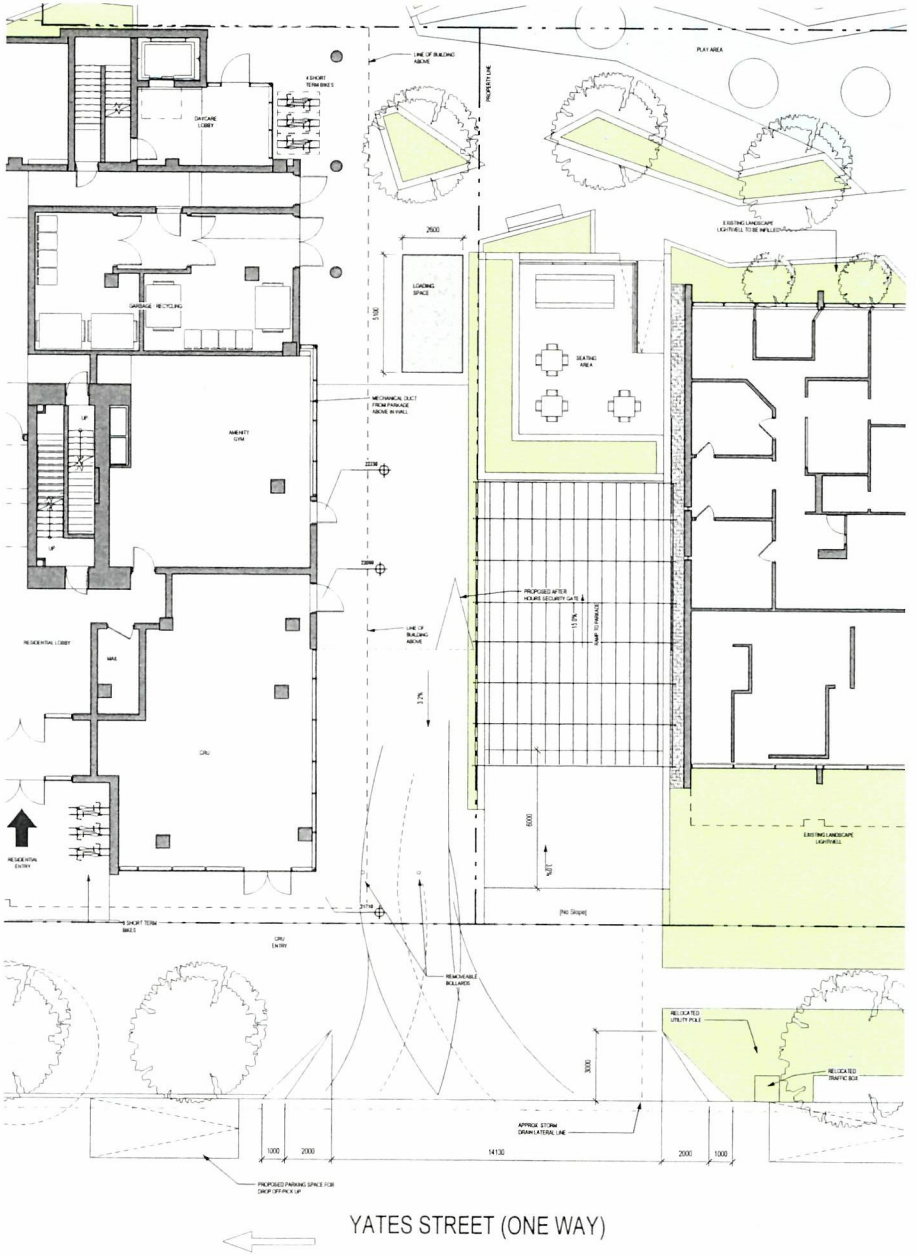
PARKING ENTRANCE - LOOKING NORTH



PARKING ENTRANCE - LOOKING SOUTH FROM SEATING AREA



PARKING ENTRANCE - LOOKING SOUTH



1 RZ SITE PLAN - PARKING ENTRANCE
1 : 100

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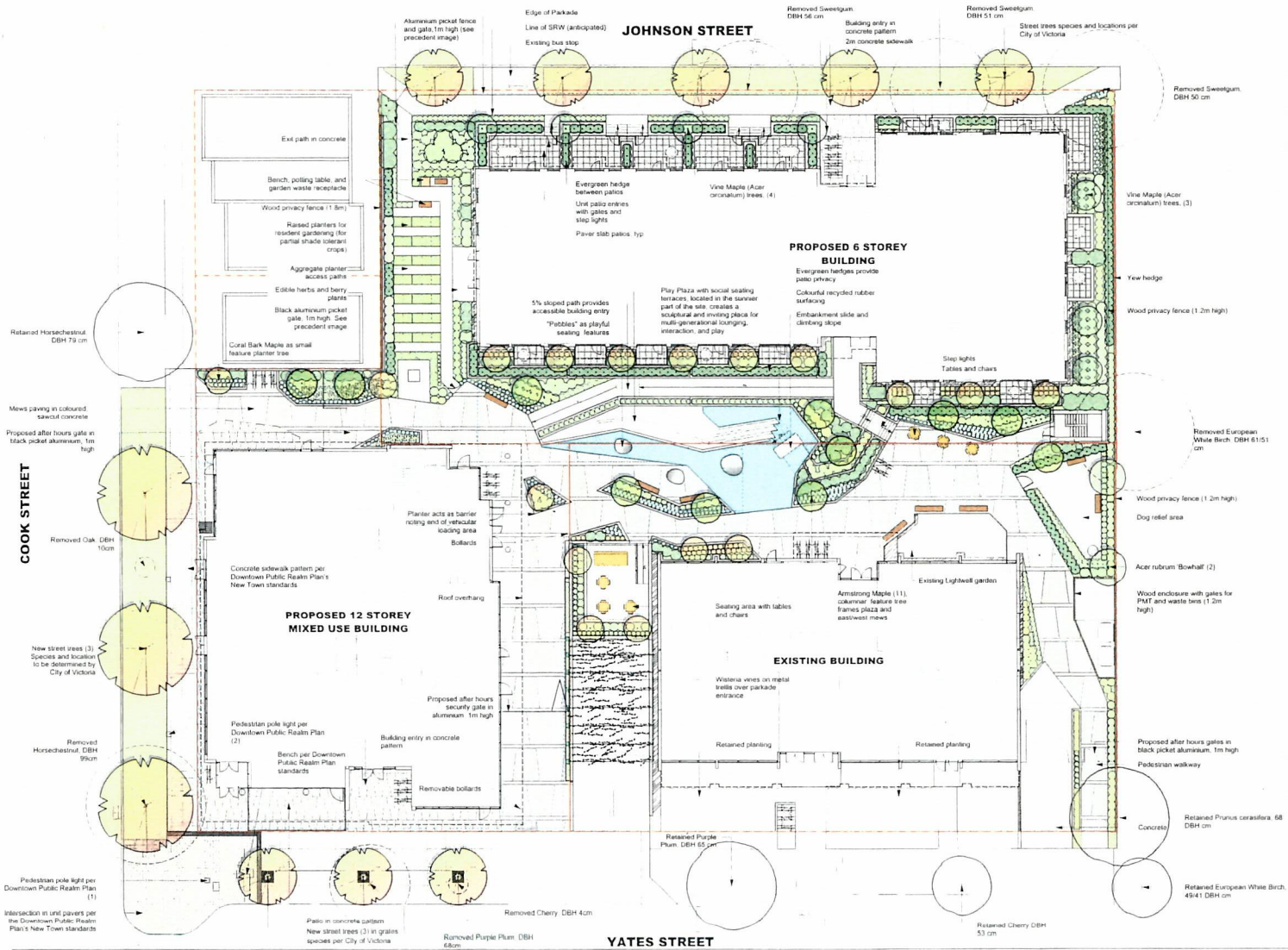
PROJECT
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PARKING ENTRANCE

PROJECT NUMBER
18-1

DWG #
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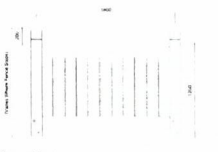
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Wood Privacy Fencing

Aluminium Picket Fencing and Gates





Acer rubrum 'Armstrong Gold' | Acer palmatum 'Shindeshojo' | Acer circinatum

LEGEND

Tree retained | Tree removed

Recommended Nursery Stock

Trees

48

Botanical Name	Common Name	Size
Acer circinatum	Vine Maple	2mH min 3 stem
Acer palmatum 'Shin Deshojo'	Shin Deshojo Japanese Maple	#10 pot, standard
Acer Rubrum 'Armstrong Gold'	Armstrong Gold Maple	4cm cal
Acer rubrum 'Bowhall'	Bowhall Red Maple	5cm cal
Street Tree	TBD	6cm cal

Large Shrubs

3

Botanical Name	Common Name	Size
Viburnum plicatum 'Summer Snowflake'	Summer Snowflake Viburnum	#5 pot

Medium Shrubs

486

Botanical Name	Common Name	Size
Arbutus unedo 'Compacta'	Compact Strawberry Bush	#5 pot

Small Shrubs

265

Botanical Name	Common Name	Size
Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#5 pot
Azalea 'Snowbird'	Snowbird Azalea	#5 pot
Ligustrum ovalifolium	Privet	1m ht
Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	#3 pot
Philadelphus lewisii	Wild Mock Orange	#5 pot
Philadelphus x 'Snowbelle'	Snowbelle Mock Orange	#5 pot
Vaccinium ovatum	Evergreen Huckleberry	#3 pot
Vaccinium 'Sunshine Blue'	Sunshine Blue Blueberry	#5 pot
Viburnum tinus 'Compactum'	Spring Bouquet Laurustinus	#3 pot

Botanical Name	Common Name	Size
Gaultheria shallon	Salal	#1 pot
Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue English Lavender	#2 pot
Mahonia nervosa	Low Oregon Grape	#2 pot
Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Japanese Mock Orange	#5 pot
Skimmia japonica reevesiana	Reeves Skimmia	#1 pot

Perennials, Annuals and Ferns

781

Botanical Name	Common Name	Size
Blechnum spicant	Deer Fern	#1 pot
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Carex flacca 'Blue Zinger'	Blue Sedge	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	
Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1 pot
Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	#1 pot
Polystichum setiferum	Alaska Fern	#1 pot

Groundcovers

37

Botanical Name	Common Name	Size
Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnickinnick	#1 pot
Fragaria chiloensis	Native Strawberry	#SP1 pot
Lithodora diffusa 'Grace Ward'	Grace Ward Lithodora	#1 pot

Vines

10

Botanical Name	Common Name	Size
Hydrangea integrifolia	Evergreen Climing Hydrangea	#3 pot
Wisteria floribunda	Japanese Wisteria	#3 pot

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

N

1:200

Cook Street Plaza Landscape Concept Plan

Revision D - Issued for DP / Revised Rezoning Submission Jul 29/19
Revision C - Jun 17/19
Revision B - May 13/19
Revision A - Feb 6/19

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LADR LANDSCAPE ARCHITE

Project No 1840 12.12.2018

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