
Rezoning and Development Permit
with Variances Applications
for
1309 & 1315 Cook Street, 1100-
1120 Yates Street and 1109-1115
Johnson Street



1



2

Subject Site



Victoria Professional Building - Yates Street



Rear Of Building - Johnson Street



View West From Johnson Parking Lot



Existing Commercial Building - Yates Street



Existing Commercial Building - Cook Street



Existing Commercial Building and Parking - Cook Street



3

Surrounding Context



Dover House - Yates Street - East of subject site



Commercial Buildings - Yates Street
Across street from subject site



Yates And Cook Street SE Corner
Former Audi Dealership



Yates and Cook Street SW Corner
Dodge/Jeep Dealership



Yates and Cook Street - West of subject site
Pacific Mazda



Johnson and Cook Street corner
Pacific Mazda



4

Surrounding Context



Johnson and Cook NW Corner
Existing mixed-use buildings



Johnson and Cook SE Corner
Three buildings neighbouring subject site



North side of Johnson Street across from subject site
4 storey mixed-use development



North side of Johnson Street east of subject site
6 storey residential development



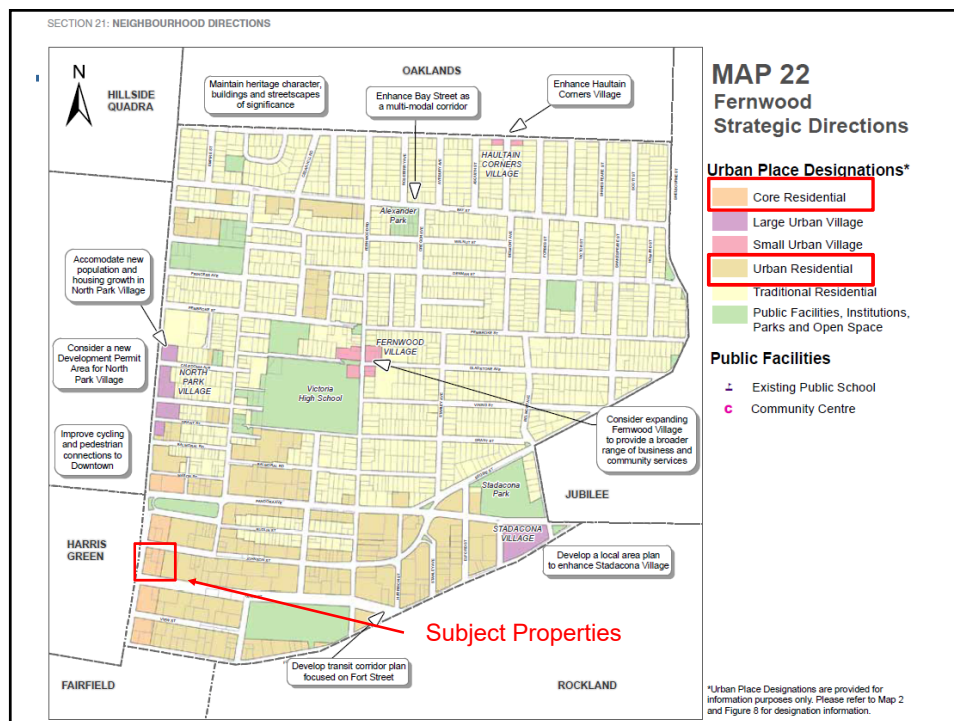
Rear of neighbouring Dover House
Johnson Street



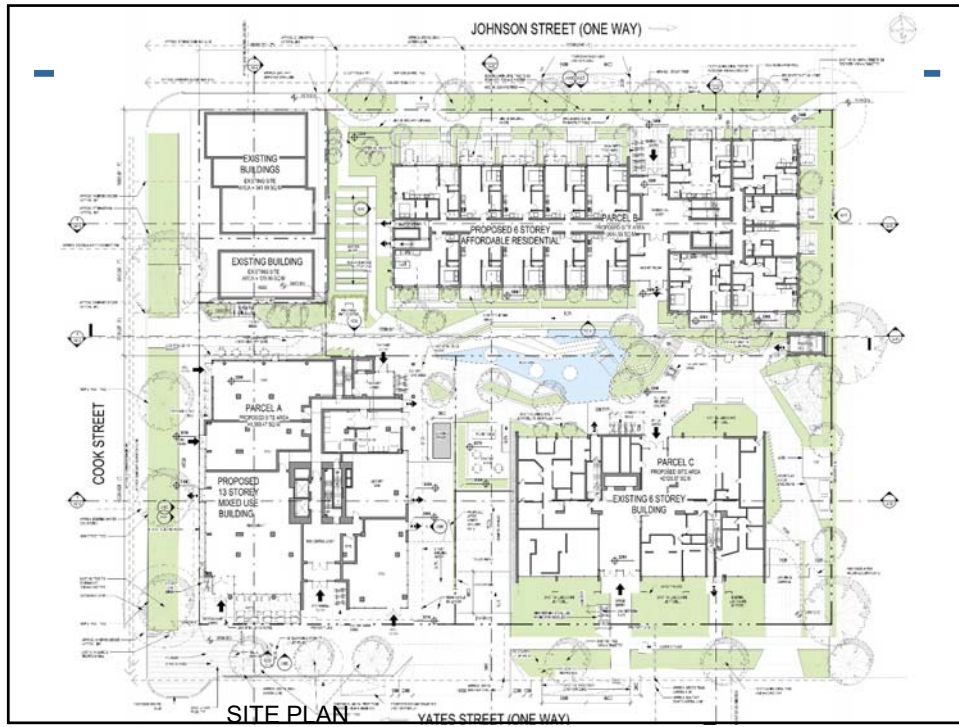
Side of Dover House from subject site



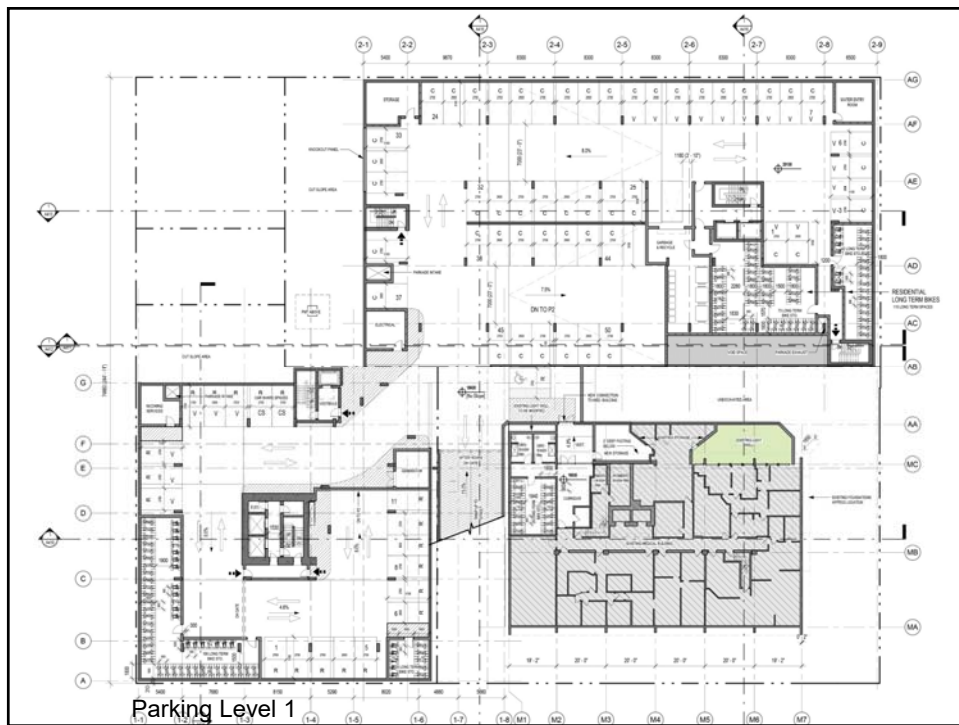
5



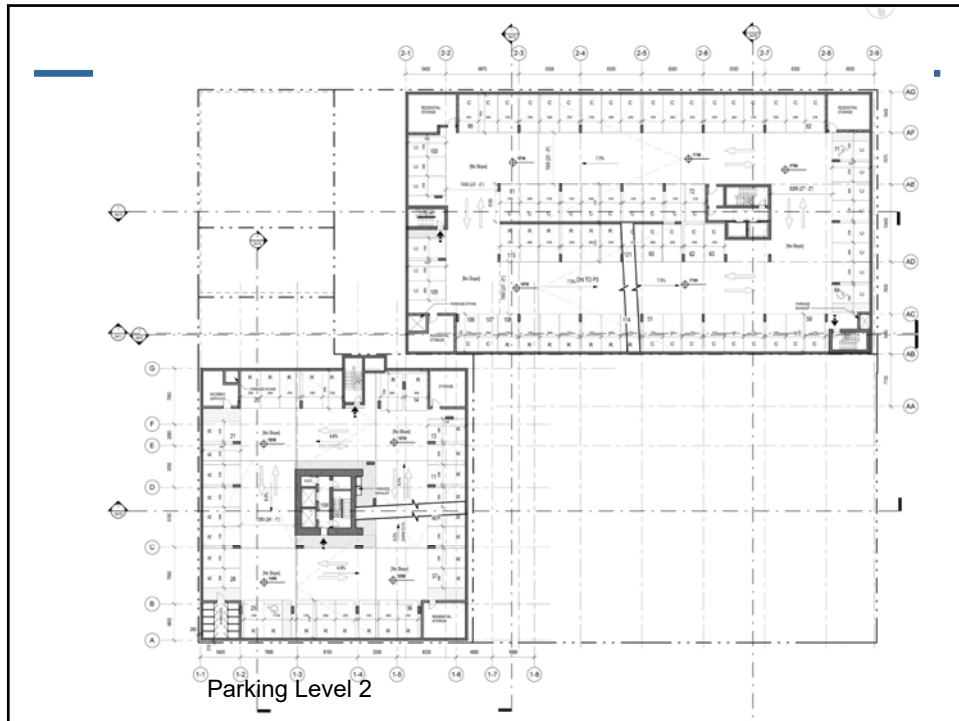
6



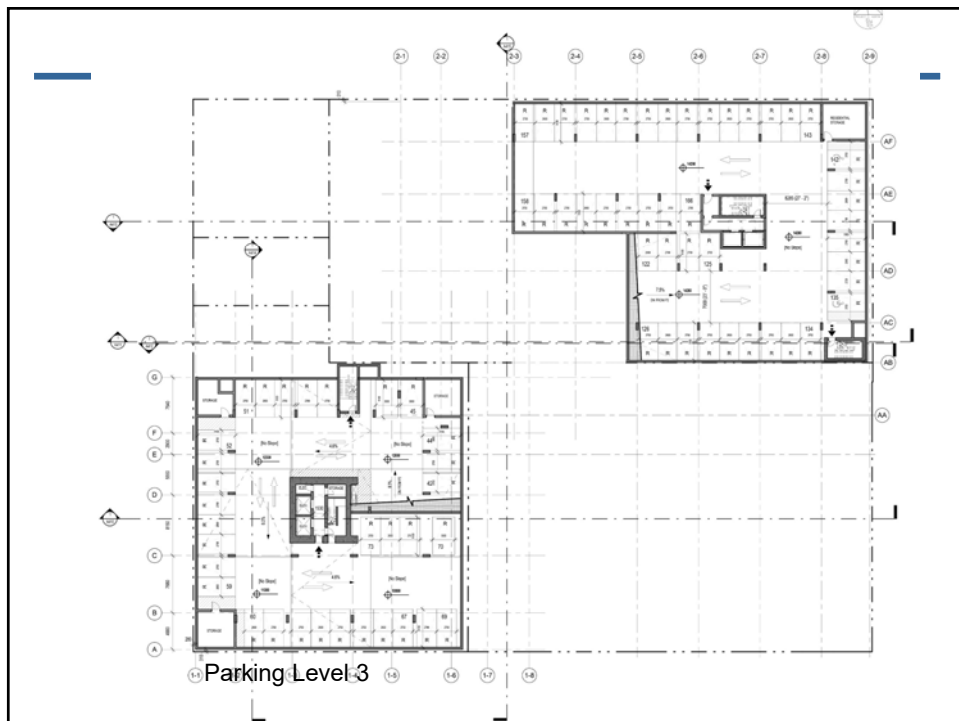
7



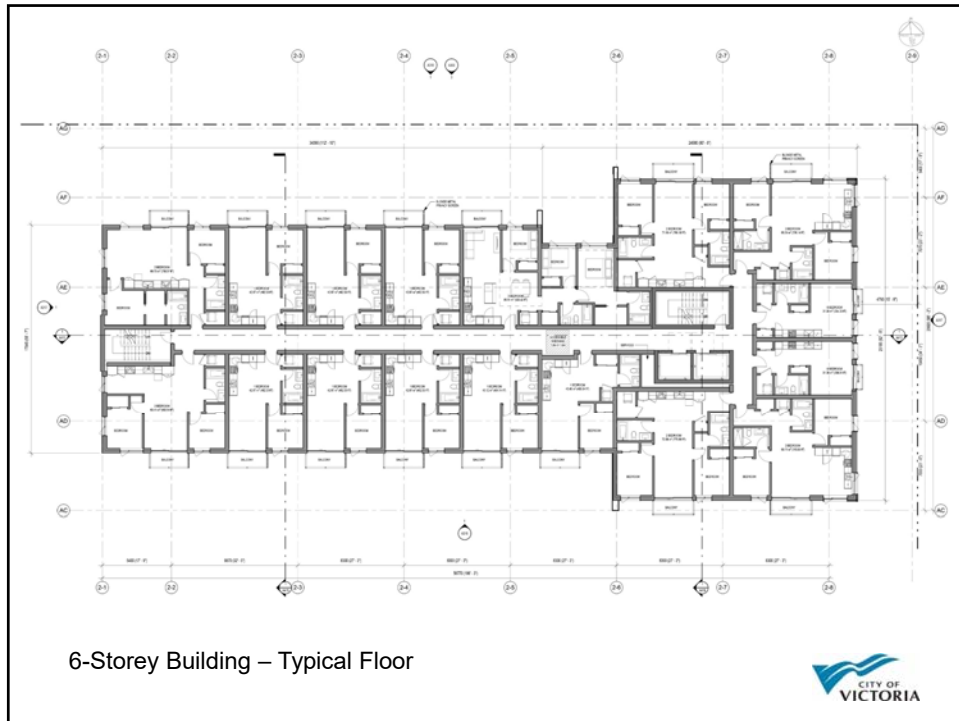
8



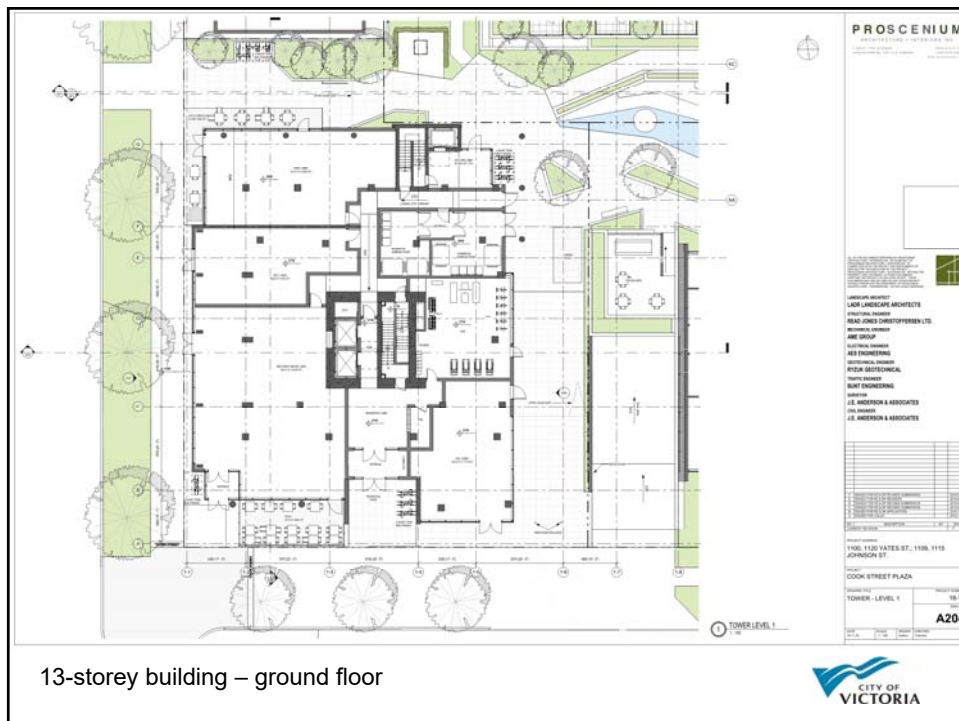
9



10



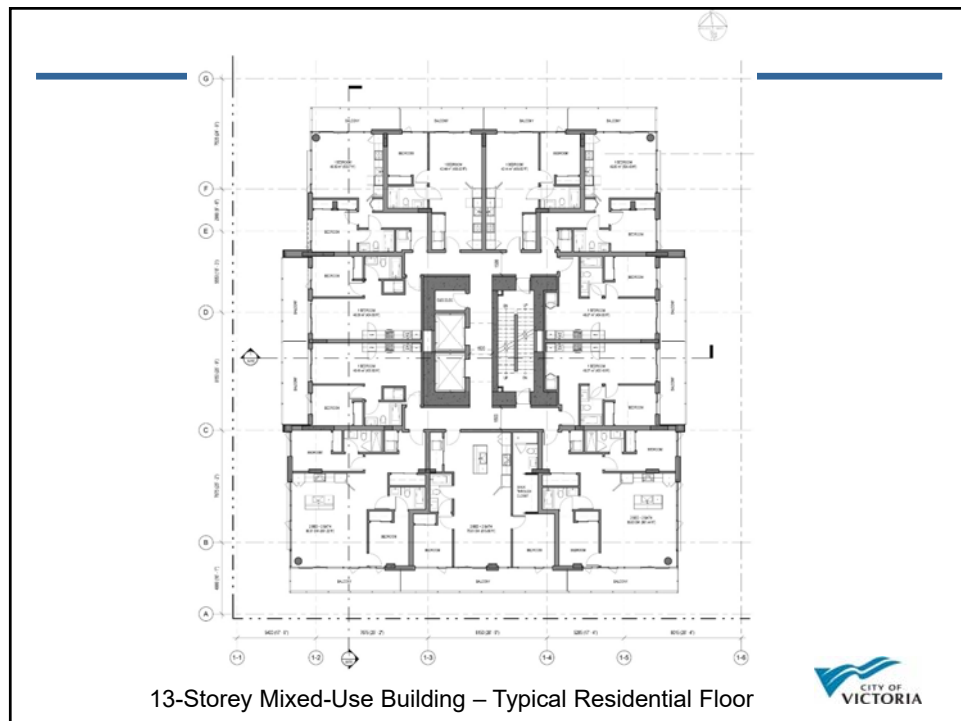
11



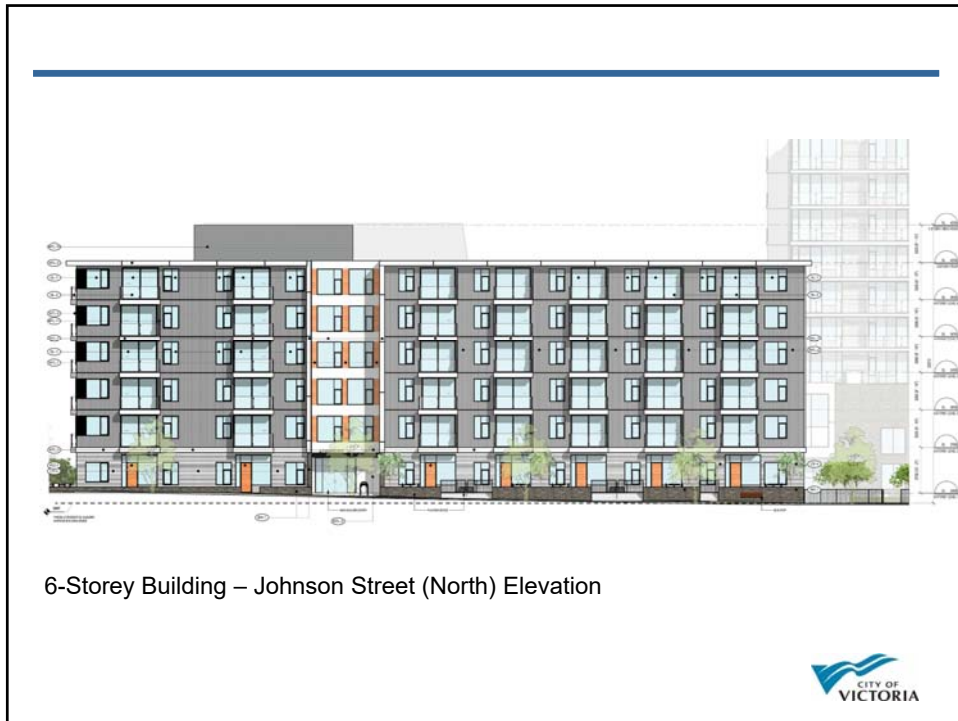
12



13



14



15



16

6-Storey Building – East & West Elevations

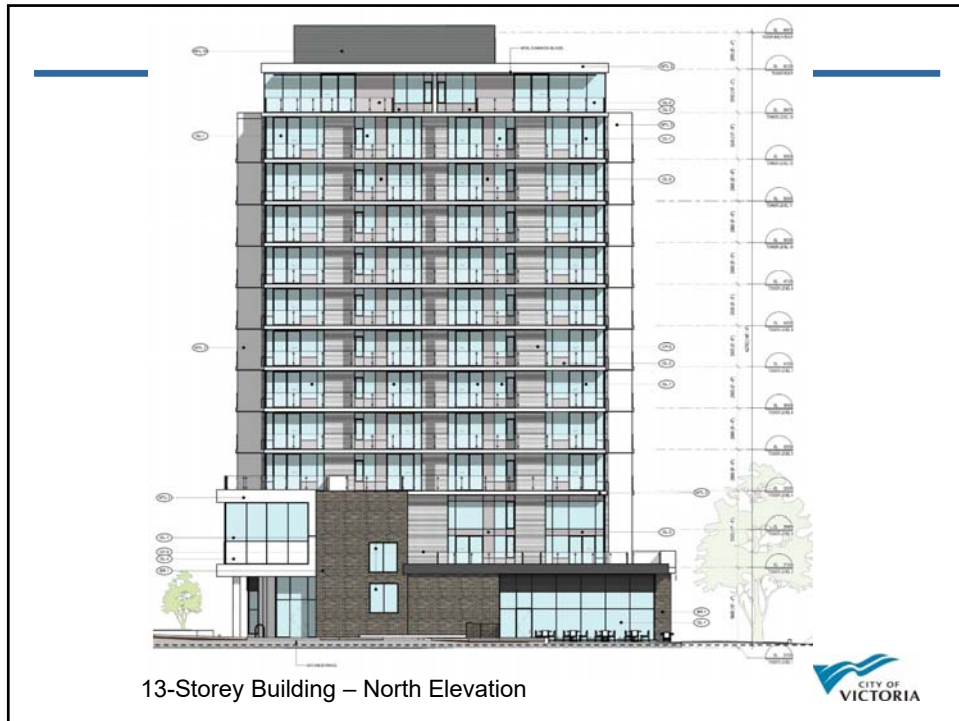


17

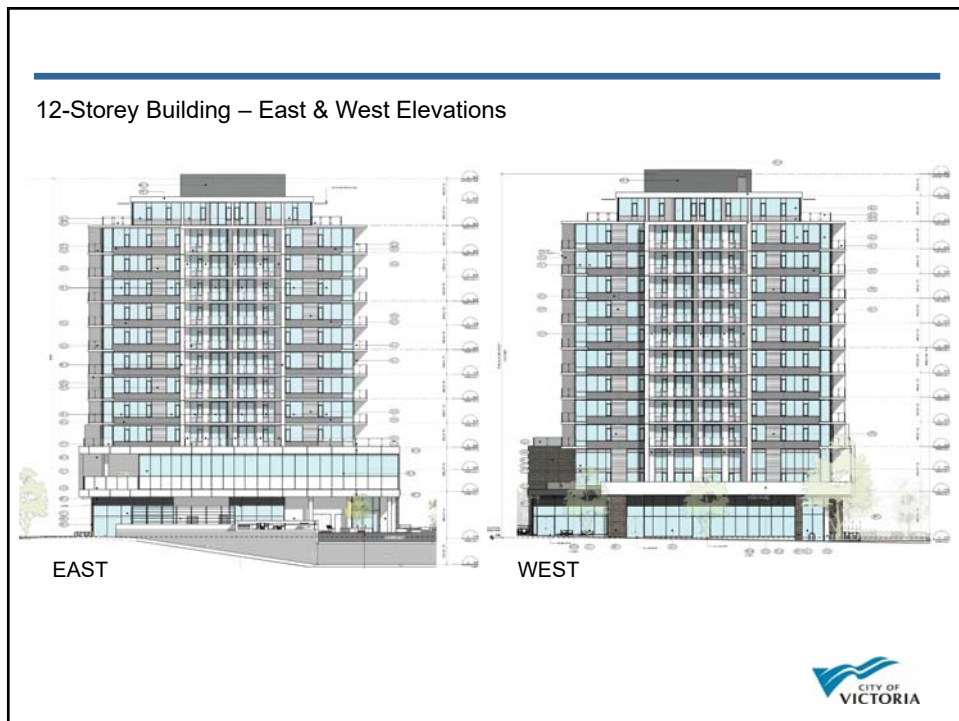
13-Storey Building – Yates Street (South) Elevation



18



19



20

Material and Colour Board



GL-1	INSULATED GLASS (VISION GLASS)	CM-1	PAINTED CONCRETE MASONRY UNITS (WHITE)	MTL-2	METAL CLADDING (CORRUGATED, MED GREY)	MTL-10	CORRUGATED METAL SCREEN (CHARCOAL)
GL-2	GLASS GUARDRAIL (TEMPERED, LAMINATED)	CP-2	CEMENTITIOUS PANEL (DARK)	MTL-3	METAL PANEL (WHITE)	MTL-11	BLONDE METAL PRIVACY SCREEN
GL-3	GLASS SPANDREL PANEL	CP-3	CEMENTITIOUS PANEL (MED GREY)	MTL-4	LINEAR METAL PANEL (CHARCOAL)	BR-1	BRICK VENEER (DARK)
GL-4	FROSTED GLASS	CP-4	LINEAR CEMENTITIOUS PANEL (LIGHT)	MTL-5	METAL FLASHING & TRIM (DARK GREY)		
CO-1	ARCHITECTURAL CONCRETE	CP-5	LINEAR CEMENTITIOUS PANEL (DARK)	MTL-8	METAL SOFFIT (WOOD, BLONDE)		
CO-2	PAINTED CONCRETE (WHITE)	MTL-1	METAL PANEL (WOOD, CHERRY)	MTL-9	METAL FRAMING & TRIM (BLACK)		



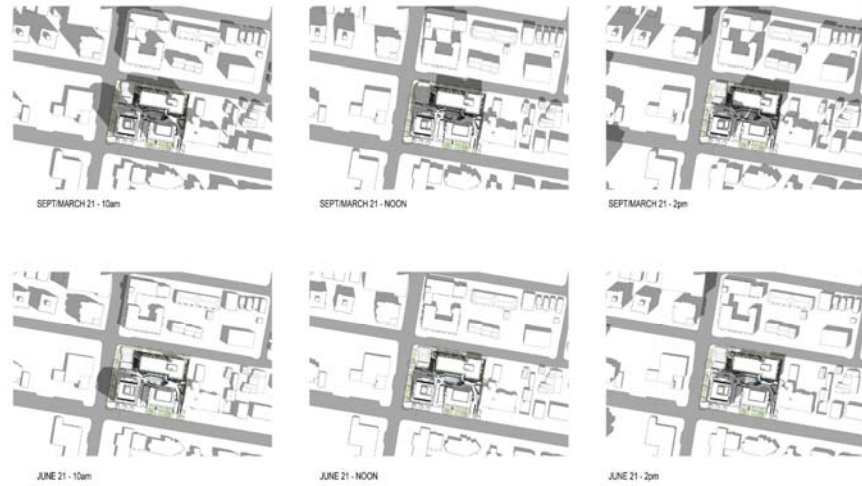
21

Context Elevations



22

Shadow Study



23

Aerial Views



LOOKING NORTH-WEST



LOOKING SOUTH-WEST



24

Landscape Plan



25

Rendering



STREET VIEW AT COOK & YATES

26

Rendering



VIEW LOOKING SOUTH EAST AT COOK & JOHNSON



27

Rendering



VIEW LOOKING WEST ALONG YATES



28

Rendering



VIEW LOOKING EAST ALONG JOHNSON



29

Rendering



VIEW AT THE CORNER OF COOK & YATES



30

Rendering



VIEW LOOKING EAST ALONG JOHNSON

