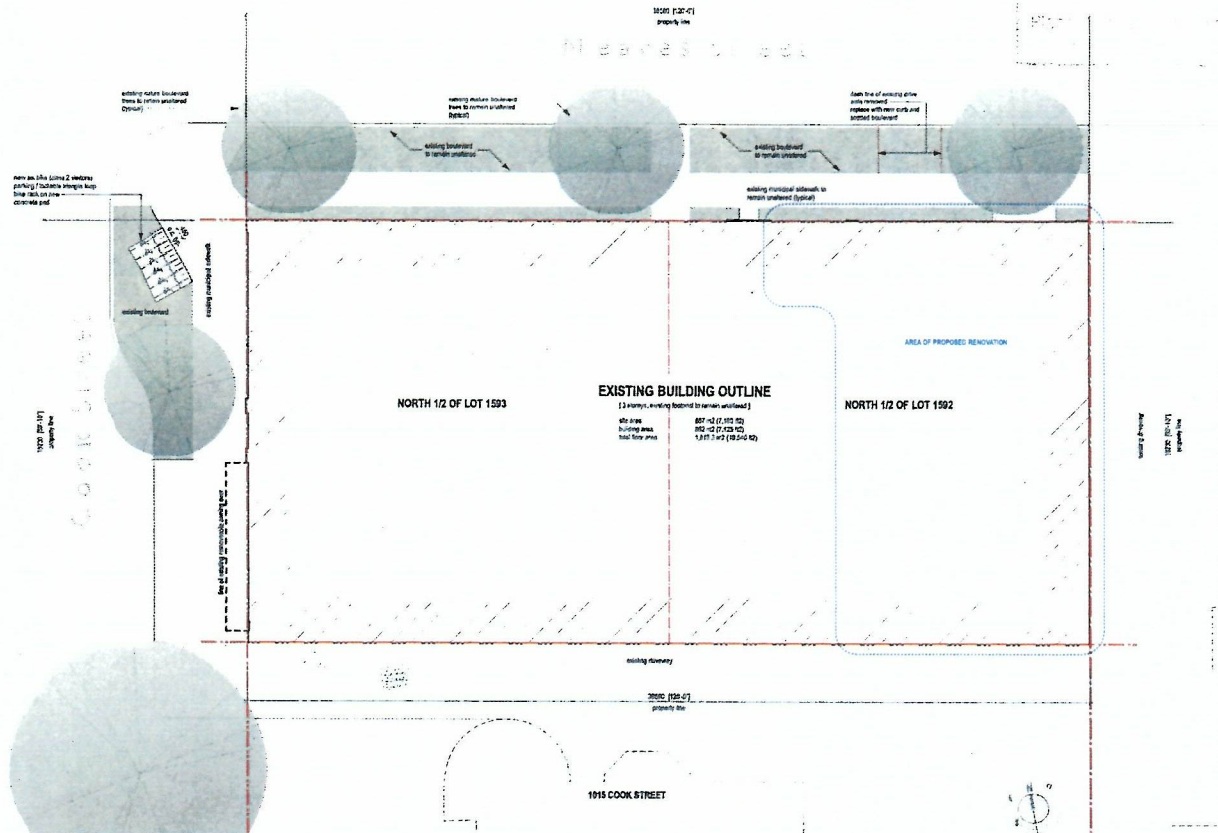


OCT 25 2017



PROJECT SUMMARY

PROJECT DESCRIPTION
Proposed interior renovations in units, but additional units on the ground floor of an existing three-storey mixed use building.

PROJECT ADDRESS
1021 Cook Street, Victoria BC V8Y 3A8

LEGAL ADDRESS
Site 14 of 15 of Lot 1592 & the 1/2 Lot of 1593, Volume 760-505-505-773 (552-206-784)

BLINDING OWNER
1021 Cook Apartments Inc
Unit 101, 201 East Parlane Street, Vancouver BC V6A 4A3

ARCHITECT
Hillier Architecture Inc.
667 St. Patrick Street, Victoria BC V8C 4X1
Contact: Karen Hill, architect
p. 250.582.8168 e. karen.hill@harc.ca

SITE CONTEXT PLAN



N 1/2 OF LOT 1593

PROJECT DATA	CURRENT ZONING REQUIREMENTS	EXISTING CONDITIONS / PROPOSED CHANGES	VARIANCE
ZONING	C-1	no changes, existing unutilized	C-1
lot area		no changes, existing unutilized	± 253.1 m ² (1,259' x 202')
density (floor space ratio)	max. 5:1	no changes, existing unutilized	± 2.5:1 (117.5 m ²)
height	max. 12 m (39.4 ft)	no changes, existing unutilized	± 11.45 m (37.8 ft)
number of stories		no changes, existing unutilized	3 stories
SETBACKS			
front (street)	6.0 m (19.7 ft) (to street line)	no changes, existing unutilized	
rear (street)	5.0 m (16.4 ft)	no changes, existing unutilized	
side - mt. (existing)	3.0 m (9.8 ft)	no changes, existing unutilized	
side - mt. (proposed)	2.1 m (6.9 ft)	no changes, existing unutilized	

N 1/2 OF LOT 1592

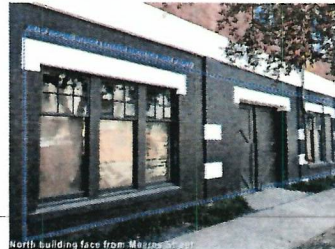
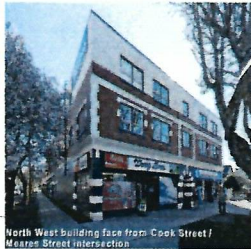
PROJECT DATA	CURRENT ZONING REQUIREMENTS	EXISTING CONDITIONS / PROPOSED CHANGES	VARIANCE
ZONING	RS-11	no changes, existing unutilized	RS-11
lot area	820 m ² minimum	no changes, existing unutilized	± 233.1 m ² (2,560' x 92')
density (floor space ratio)	max. 1:1	no changes, existing unutilized	± 2.7:1 (887.8 m ²)
height	max. 10.7 m	no changes, existing unutilized	± 11.45 m (37.8 ft)
number of stories		no changes, existing unutilized	3 stories
SETBACKS			
front (street)	5.0 m (16.4 ft) (to street line)	no changes, existing unutilized	
rear (street)	9.2 m (30.2 ft) 9.2 m (30.2 ft) to rear 2nd floor setback on additional 1.2 m	no changes, existing unutilized	
side - mt. (existing)	3.0 m (9.8 ft)	no changes, existing unutilized	
side - mt. (proposed)	2.1 m (6.9 ft)	no changes, existing unutilized	

PARKING

based on both lots combined	
Ratio	161 m ² / 1,140 m ² = 14.1% 2:10%
Equivalent (total) parking	175 m ² / 1,140 m ² = 15.3% 15:10%
Proposed (single) parking	1 units @ 0.88 per unit = 0.88 10 units @ 0.88 per unit = 8.8 2 new units @ 1.25 per unit = 2.5 total residential units = 11.6
Visitor parking	22 units @ 1 space per unit = 22
total parking (residential)	22 units
total parking (proposed)	33 units (including 11 replacement) variance requested

[Handwritten signature]

Site Plan (based on Survey information provided by Explorer Land Surveying, Inc dated 04 October 2017)
drawing scale 1:100



1021 Cook Street Suite Conversion

1021

Central Business Building
1021 Cook Street
Victoria BC
V8Y 3A8

Hillier Architecture Inc.
Project Data / Site Plan
A1.1

Explorer

Land Surveying Inc

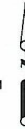
SCALE:



All distances are in METERS and decimals thereof

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

Prepared *electronically* for: GMC Projects Inc.



133-1335 Bear Mountain Pike
Victoria, B. C. V8B 6T9
Tel: (250) 391-2257
Email: kenneh@explorersurvey.com
File: 11520

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

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

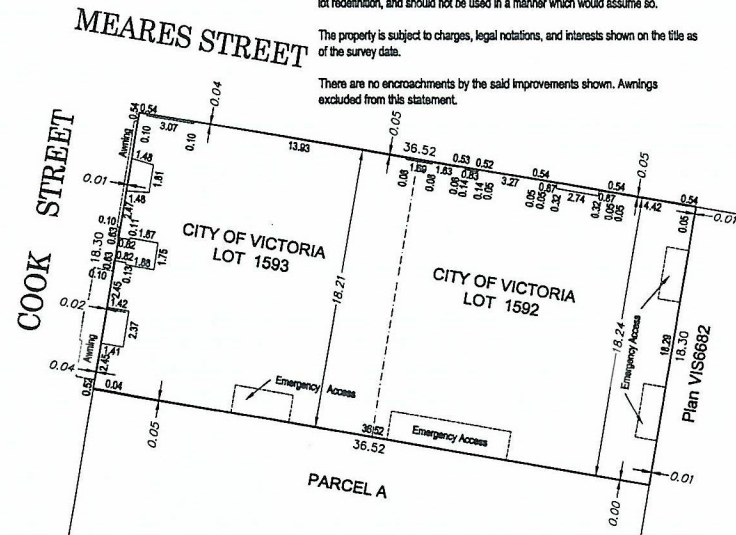
ZONING: C-1

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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This document is copyrighted and may not be copied, transmitted, or altered in whole or part without the consent of the signatory.
The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or action taken based on this document.

OCT 25 2018

Site Survey

metric scale 1:150
[Survey Information provided by
Explorer Land Surveying Inc dated 04 October 2017]

1021 Cook Street Suite Conversion

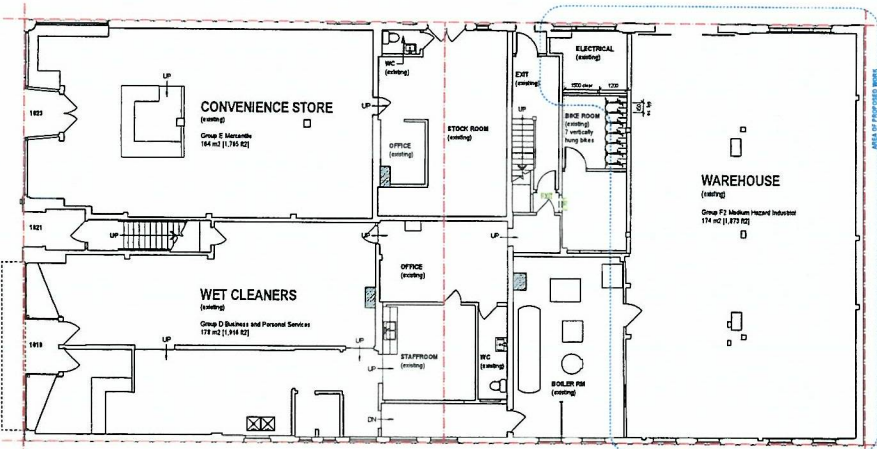
1021 Cook Street, Victoria, BC

Control Points Building
2018
2018
2018

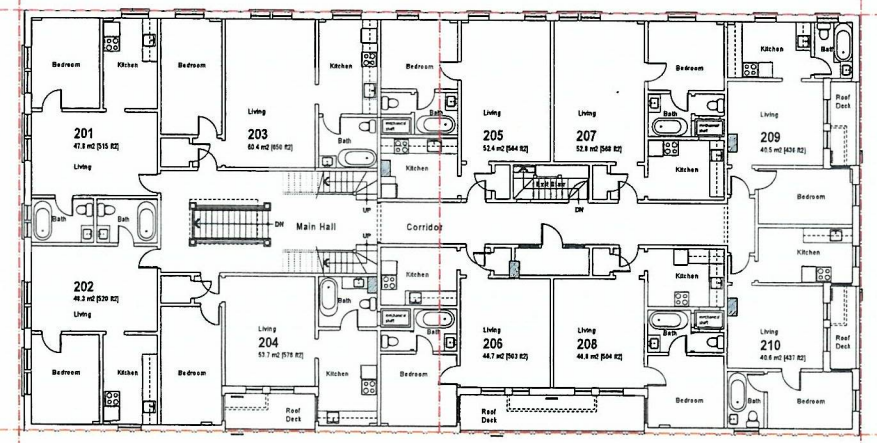
Hiller Architects Inc

Existing Site Survey

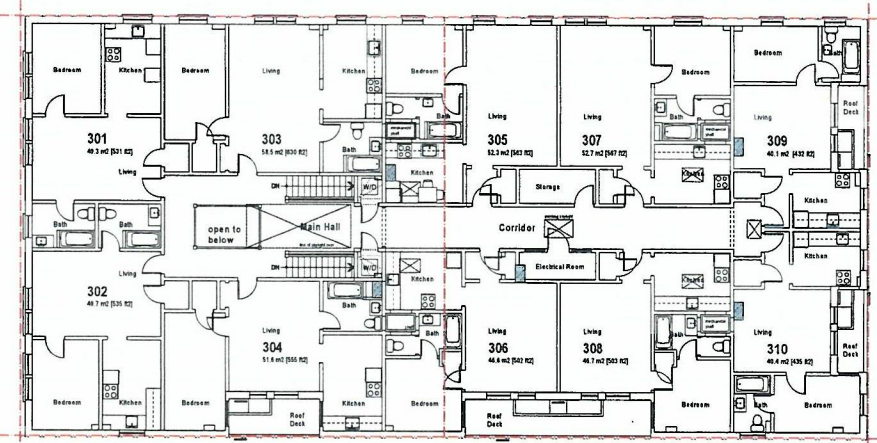
A1.2



Existing Ground Floor Plan
metric scale 1 : 100



Existing Second Floor Plan
metric scale 1 : 100

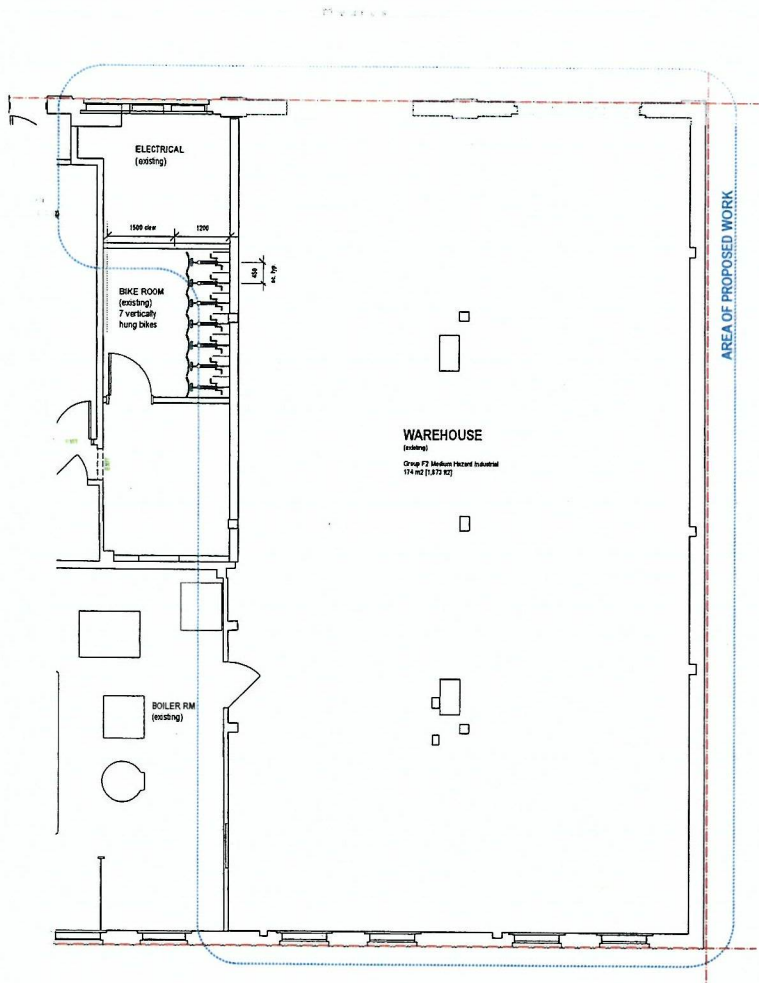


Existing Third Floor Plan
metric scale 1 : 100

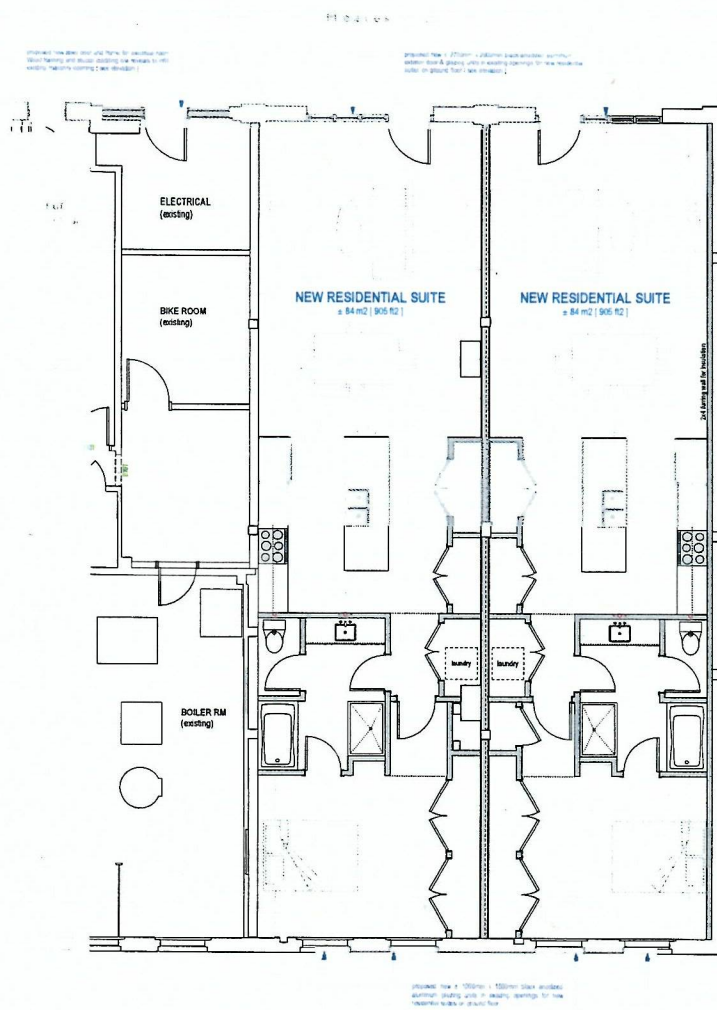
1021 Cook Street Suite Conversion

1021 Cook Street, Victoria, BC

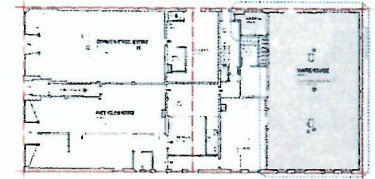
Professional Engineer
 Architect
 Existing Floor Plans
 A21



Existing Ground Floor Plan
metric scale 1 : 50



Proposed Ground Floor Plan
metric scale 1 : 50



Building Key Plan
metric scale NTS

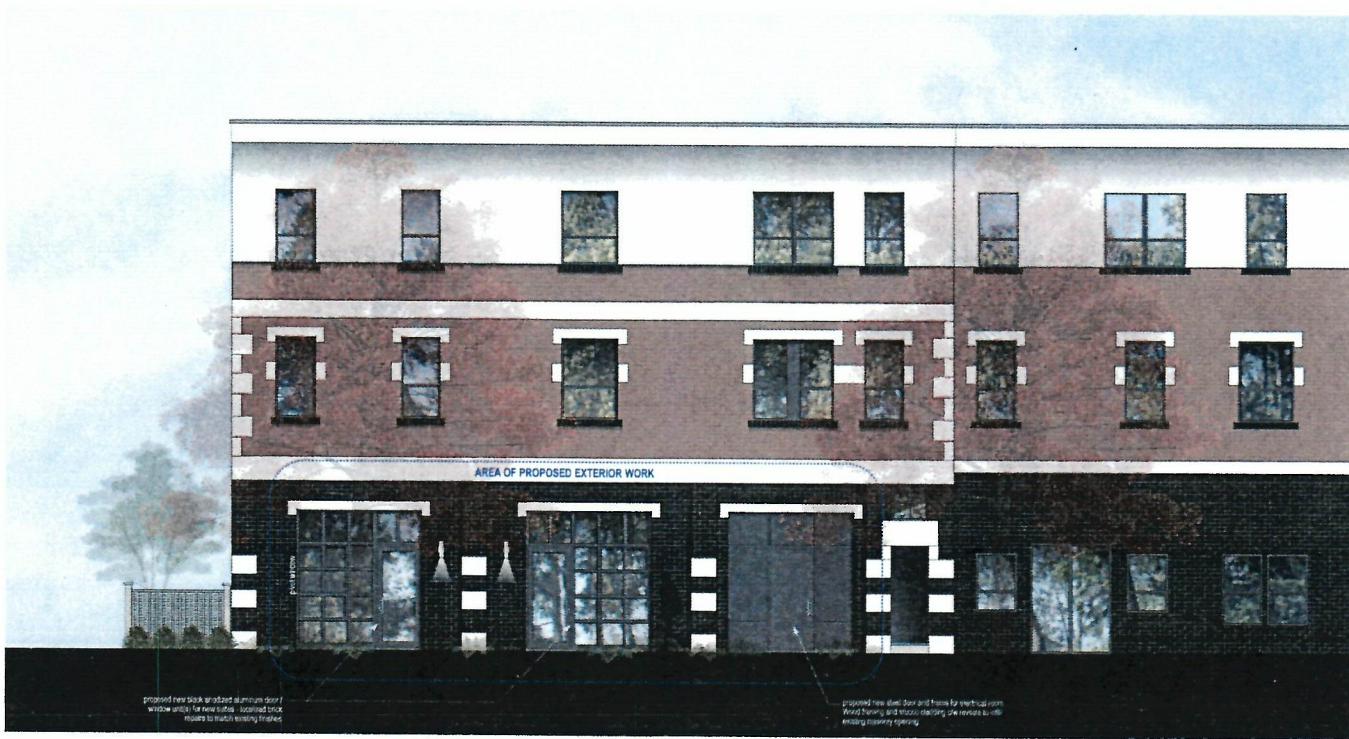
OCT 25 2019

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1021 Cook Street Suite Conversion

1021 Cook Street, Victoria, BC

Project Name	1021 Cook Street Suite Conversion	Project No.	
Client	Concord Homes Building	Scale	As Shown
Architect	Hillel Architecture Inc.	Date	2019.10.25
Project Location	1021 Cook Street, Victoria, BC	Sheet No.	A2.2
Project Status	Final Plans	Author	
Project Manager		Checker	
Project Engineer		Reviewer	
Project Designer		Approver	



Proposed Elevation
metric scale 1:50



Existing Elevation
metric scale 1:100



1021 Cook Street Suite Conversion

1021

Control Bldg. Building
1021 Cook
2024/09/01

Hillel Architecture Inc.

Elevation

A3.1