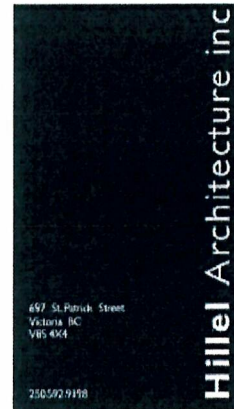


09 December 2019

Mayor and Council
Councillor Liason to Farfield Gonzales; Chris Coleman.
c/o Alex Johnston
Planner
City of Victoria
1 centennial way

RE: **Multi-family Residential Proposal**
1015 Cook Street, Victoria, BC
RE: RZ and DP Submission



Mayor and council,

We are pleased to present a submission for the rezoning and development permit for 1015 Cook Street prepared by Hillel Architecture.

Summary description

31 residential rental units in a 5 storey bldg

Sharing management with a neighbouring vintage, character rich, building with larger residential rental units.

The proposal seeks a 15 stall variance with parking reduction measures and while providing

3 Modo Cars, of 3 differing vehicle types, benefiting others in the community

Background

Since the purchase of 1021 Cook Street, Hillel Architecture and the owners of 1015 Cook Street have been working towards respecting the character of the Cook Street corridor, and this gateway to the Cook Street Village corridor.



1021 Cook Street / residences unoccupied / prior to refurbishment

1021 Cook Street - once fire damaged and placed on the market for sale - came under the care of the new owners. The original building's character is being preserved through careful repair and refurbishment to realize bringing back to the rental market a series of distinct, character rich, residential suites in a vintage building.

The refurbishment of 1021 Cook Street continues to this day but already this vintage building is renewed, its apartments occupied, and the

residents developing a loyalty to their new homes and their new landlords; GMC Properties.



1021 Cook Street exterior revitalized, its rich vintage character emphasized



The character rich interiors of 1021 Cook Street

The design of the new contemporary 1015 Cook Street respects the form and character of this elder sister of 1021 Cook street. The proposed project respects the role of a gateway to the Cook Street Village corridor. It proposes a new refined version of the vintage

character of the older building. It will add to the storey being told. The two buildings are designed to be viewed together, and that there is a two part storey being told. The total composition will provide rental accommodations in an area highly desired and in need of more rental accommodation.

GMC properties will manage the location as one, and the diversity of unit types presented spans both properties. The new building offers contemporary efficient units whose limited floor areas provide a more affordable alternative for renters. For those seeking larger units, they can be redirected to the vintage building where more bedroom configurations are available

Defining a community

1015 Cook Street is part of the gateway to the Cook Street Village corridor, and that community needs the gate keepers to clearly signal this change, to honour the differing neighbourhood priorities, and preserve its trees as key character defining elements. Making clear where one community (Fairfield) starts, and where another (Victoria's Urban Core) is drawn to a close: at Meares Street.

The new project will clearly communicate it is *new* in the use of materials and their refinement, yet from a distance the composition would clearly be read together. One a vintage building with honest history and age. The other a newer more contemporary building but clearly materials and distinctive character defining elements are newer crisper, sharper versions of the elder building – the older sister.

Consultation

The Neighbourhood Residents Association were invited to a discussion early in the concept development considerations of 1015 Cook Street. Their view of the Cook Street corridor and the development pressures and opportunities shaped the design outcome. Much was stated regarding the visible impacts and construction impacts of the "Black and White" whose volume is now fully realized at the intersection of Cook Street and Fort Street. The volume, its sense of imposition, its impact on street trees, and its character siding more with urban Victoria – the community in which it resides.

The residents stated an appreciation for what has to come pass at 1021 Cook Street. Residents noted the character being defended, the materials and authentic brickwork left intact, its quirky older nature still communicated honestly. And recently we shared photos of the interiors in these now occupied finished suites.

The land use committee members also outlined the competing viewpoints of two distinct groups of residents in their community regarding the Cook Street Village Core. Each trying to defend "*their*" community. One side wishing to defend the area from larger developments and higher density, and another side wanting increased density to deliver a diversity of housing and more affordable rental housing. Our project has always settled between these distinctly differing views: too small to be considered threatening of size and density, and yet also providing much needed diversity in housing. Furthermore, in this final form the building is delivering market rental units where it is so necessary.

Private Consultation

The owners and Hillel Architecture have held multiple private consultations with direct neighbours both during the initial project proposal at 4 stories and the now redefined 5 storey proposal. This allows the team to hear directly from those in closest proximity prior to presenting to the larger community at large.

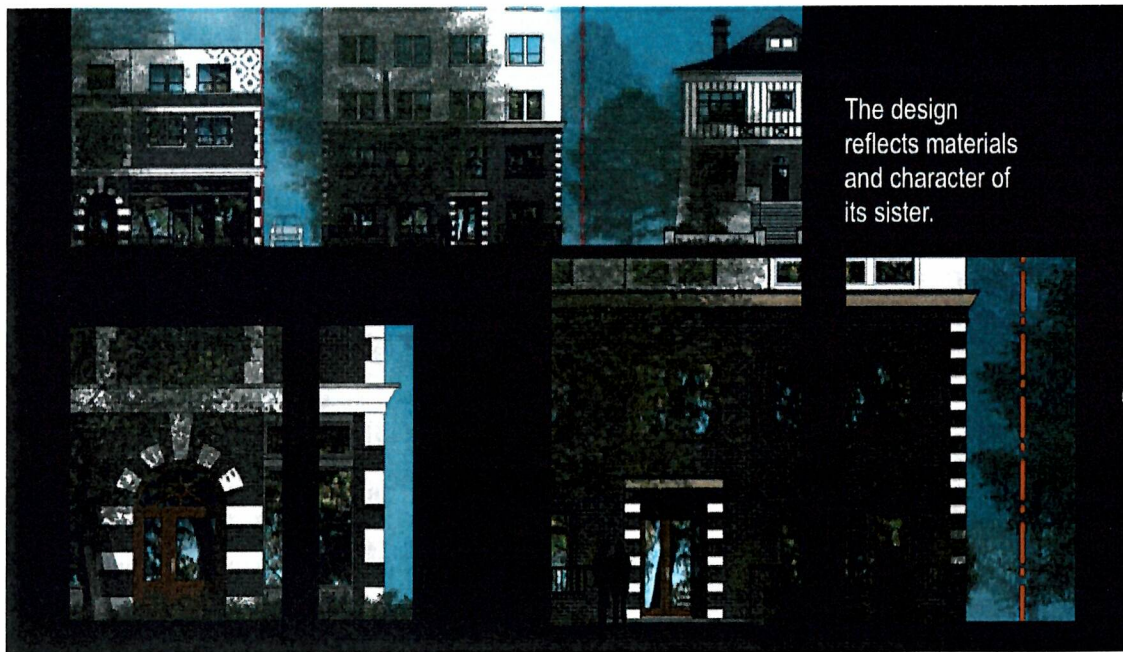
Presentation to the Neighbourhood

The first official neighbourhood presentation was a warm reception from the attending residents and home owners. The earlier consultation served its purpose. It educated the design team, and the result reflected the community's desires. Minutes from that first presentation reflect the warm reception given, and qualities of the proposal that residents appreciated.

Through the technical review by the City of Victoria, drive width defeated the original 4 storey solution. As the number of cars parked in site would require a width of drive that would compromise the very street trees that the COV, the community, and the owners were trying to save. Reviewing all community feedback, and redefining the project to still respect that input, permitted the revised project herein to again move forward.

Form and Character

1015 Cook Street – the younger Sister – is designed to respect the form, materials, and street context of its older sibling. The height of various features and materials align or follow the lead of the older buildings on both sides. Progressing up this street façade the material changes occur in a similar fashion ensuring the two buildings read as one composition, with each having enough distinction from the other to imply one is honest and "old" the other being equally honest in disclosing its "newness".



Relationship to the street

The neighbouring 1021 Cook Street commercial tenancies are built at the edge of the property, meeting the municipal sidewalk with zero setback. The ground floor of the new building is residential in nature and therefore is setback to ensure these residents a moderate amount of privacy. Their street front courtyards provide private outdoor space, and sufficient distance that landscaping and brick fences can create a perception of privacy, and protection from the vehicle noise of the street. As does the designated heritage home of the opposing side.

The 1908 heritage designated home of the neighbouring lot has a central pathway proceeding to the front door. This central pathway provides two landscaped greenspaces on each side of this approach to the building. 1015 Cook street has been designed to respect this approach to the street and similarly provides a central entry walkway and two landscaped greenspaces. Its low brick privacy walls reflective of the low stone privacy walls of the neighbour to one side, and built of ebony brick masonry to reflect the character of the opposing side.

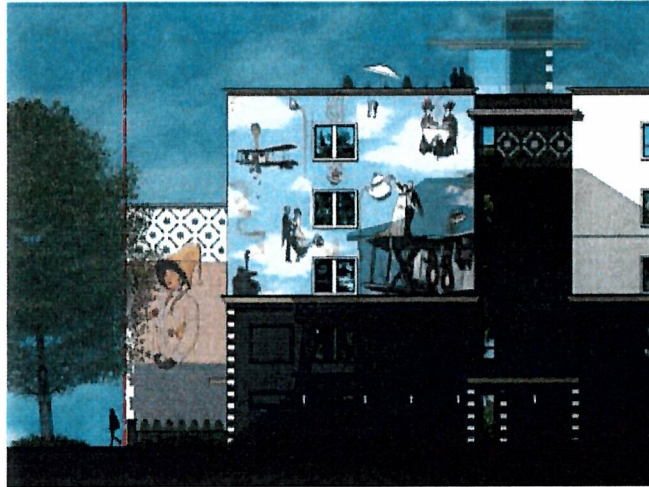


The new building therefore is a "sister" to one side, and respectful of the designated heritage building on the other side. The building design honours the existing property vehicle entry and therefore preserves the existing and mature street tree in front of 1015 Cook Street, and the rhythm of the street fronts and driveways.

Its brick privacy walls aligning with the face of the commercial building, align with its heritage neighbour. Its wall faces closely aligning with the heritage building on the opposing side. The design contains elements of both neighbours.

Art for the Community

Just as the wall mural of 1021 Cook Street introduced a storyline consistent with the building's character and history, the new building completes that picture. Where one celebrates a hero to all women, a sufferagett of 1913. The other, on the new building is "surreal", and involves scenes of joy the time. When people were trying to feel good, were trying to find community. Where tea time, music, dancing, a celebration of life, finding ways to feel good while those they loved were overseas risking their lives – the mostly male heroes of the time. Charlesworth, after whom the building is named, was one such individual.



While one mural focuses on women who risked their lives here at home the other celebrates the heroes who travelled. Again a "pair of buildings telling a paired or twinned storyline.



Streetscape, trees removed, approximating the artwork more visible in the winter

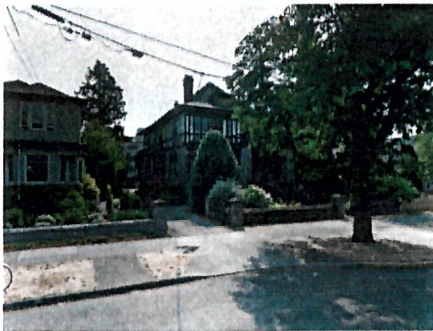
Building Height

The older building at 1021 Cook street, has an over height framed commercial ground floor with a second residential floor above. Over this former roof level an additional floor structure was added – and spanned that sloped roof assembly - concealing it, and creating its third floor visible today. 1021 Cook street is therefore a 3 storey building with a height approaching but not quite equalling a four storey height. The new building is a “sister” and not a duplicate of, or imitating the older structure. Its height is 5 stories.

Heritage home

1015 Cook street respects Designated Heritage neighbor at 1009 Cook Street and its setting. With the new building purposefully not communicating *Modern*, it allows the existing neighbourhood character to play its leadership role. The intention of the new work is to be quiet, to fit in, and to sit behind its large and mature street trees. To be subordinate to the two vintage buildings.

When sandwiched between two vintage buildings we feel the role of the *new* could undermine the current setting of both existing buildings. Choosing to knit a community together than divide. Sometimes being “quiet” is more important.



Built 1908 Heritage-Designated 1977
For: Sigfried & Ida Hartman
Architect: William D'Oyly Rochfort.

Victoria Heritage Foundation description;

In the Heritage Designated building there is a distinct weight line that can be drawn across the top of the masonry elements at the main entry porch roof: visually rich, detail rich, and colour rich. These materials give way to a visually and materially lighter second floor level. The proposal takes this weight line from 1009 Cook St and raises it subtly in 1015 Cook Street. This weight line climbs again at 1021 Cook Street and eventually sweeping far far higher as that weight line climbs at the “Black and White” in its taller and more imposing form.



Zoning

The proposal seeks a spot zoning for this composition. Previous zoning considerations for setbacks were drawn from an existing zone in order to have precedence, and, while honouring those setbacks, now requires a spot zone to deal with building ht.

Transportation

The project requires a parking stall count of 19 stalls. Through several Parking Reduction Measures the proposal provides 4 parking stalls and a 16 stall equivalence reviewed and deemed acceptable to COV Transportation. By the design outcome of this parking facility the mature tree trees are preserved and the traffic volumes entering and leaving the site reduced from its current commercial uses (high frequency short term commercial parking use) and their current 7 stall parking configuration.

In neighbourhood consultations an expressed concern over traffic flow from local properties on to and off of Cook Street was stated. This proposal appears to reduce this concern. And provides a service of 3 Modo Car Shares to the community. A 3 Modo Car Share proposal means three distinctly different cars are being proposed: one compact hybrid, a larger volume SUV, and the third that might be a minivan. Each able to serve different needs.

The proposal requires 31 bike stalls and provides 33 in a full featured ground floor ride-in commuter's bike room with covered weather protected entry, bike maintenance bench and bike wash station. Electric bike charging is provided for all. Facilities for oversized bikes are also provided.

Summary of Parking Reduction Measures

This proposal is based on a required parking stall count being reduced by incorporating the following parking reduction measures:

- 3 Modo Car Share vehicles, as outlined above, will be provided parking stalls on site.
- 3 Modo cars will be supplied in three distinctly differing sizes of vehicles to better serve community needs.
- Each residence will receive a Modo Car Share membership.
- Each resident will initially receive \$100 credit towards the use of the Modo Car Share vehicles.
- 2 bikes stalls are provided over Bylaw requirements for Class A bike parking.

Conclusion

This proposal intends to support the character and setting of this existing block on Cook Street, and respect this corridor leading towards the Village. 1015 Cook Street is designed specifically to reflect its character rich setting, and defend its prominent heritage street tree, while delivering much needed rental housing to the community. Within this community multiple voices have assembled to defend their neighbourhood.

To those voices defending the neighbourhood from higher density and taller buildings we are proud to be smaller in scale and smaller in ht., careful in our impact, and supportive of the current forms, character, and texture in this vicinity.

To those voices requesting more density, and a diversity to housing types offered in the Fairfield and Cook Street village area, the proposal provides greater affordability, a selection of units modest in area, while partnering with 1021 Cook Street for larger residential suites.

Regards

Peter Hardcastle
Hillel Architecture Inc.