



Council Report

For the Meeting of July 9, 2020

To: Council **Date:** June 26, 2020
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: **Update on Rezoning Application No. 00670 and Development Permit with Variance Application No. 00131 for 1015 Cook Street.**

RECOMMENDATION

That Council give first and second reading of the Zoning Regulation Bylaw Amendment No. 20-066 (Amendment No. 1228), and give first, second and third readings of Housing Agreement (1015 Cook Street) Bylaw No. 20-067.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning and Development Permit with Variance Applications for the property located at 1015 Cook Street. The proposal is to increase the density to 2.31:1 floor space ratio to construct a five-storey apartment building with live/work dwelling units on the ground floor.

In accordance with Council's motion of February 27, 2020, included below, the necessary conditions that would authorize the approval of Rezoning Application No. 00670 have been fulfilled. In addition, the applicant has revised the unit mix from 30 studio units and one one-bedroom unit to 23 one-bedroom units and eight studio units.

The motion from the February 27, 2020 Council meeting is as follows:

Rezoning Application No. 00670

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00670 for 1015 Cook Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. *An executed legal agreement, with terms and in a form to the satisfaction of the Director of Engineering and Public Works and the City Solicitor, to secure Transportation Demand Management measures that include:*
 - i. *provision of three car share vehicles (different sizes);*
 - ii. *three dedicated on-site car share parking space with access to electric vehicle charging;*
 - iii. *one car share membership for each dwelling unit with an initial \$100 credit;*
 - iv. *two long term bike parking spaces in addition to what is required by the Zoning*

- Regulation Bylaw; and*
- v. an at-grade bike parking room that includes a bike repair station, bike wash area, parking for oversized bikes and electric charging capabilities in addition to what is required by the Zoning Regulation Bylaw.*
- 2. An executed legal agreement in a form to the satisfaction of the City Solicitor, to secure all of the dwelling units as rental in perpetuity.*

Development Permit with Variance Application No. 00131

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00679, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00131 for 1015 Cook Street, in accordance with:

- 1. Plans date stamped December 18, 2019.*
- 2. Revisions to the landscape plan to identify the existing pear tree as “to be retained”.*
- 3. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
 - i. reduce the parking from 16 stalls to three stalls and the visitor parking from three stalls to one stall.*
- 4. The Development Permit lapsing two years from the date of this resolution.”*

UPDATE

Public Hearing Conditions

With regard to the pre-conditions set by Council in relation to the Rezoning Application, staff can report that the following items have been fulfilled:

- an executed Housing Agreement was provided to secure all of the dwelling units as rental in perpetuity
- a Section 219 Covenant to secure the Transportation Demand Measures has been executed, filed with Land Titles and should be registered prior to the Public Hearing.

Revised Plans

The application has been revised to provide 23 one-bedroom units and eight studio units. Aside from the unit mix, there are no other changes to the proposal.

CONCLUSIONS

The recommendation provided for Council’s consideration contains the appropriate language to advance these applications to a Public Hearing and an Opportunity for Public Comment.

Respectfully submitted,



Alec Johnston
Senior Planner
Sustainable Planning and Community
Development Department



Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: July 3, 2020

List of Attachments

- Attachment A: Revised plans deemed received December 18, 2019



LEGAL DATA

CIVIC ADDRESS
1015 Cook Street, Victoria BC

LEGAL ADDRESS
Parcel A (DD 1267560) of Lots 1592 and
1593, Victoria City
PID 009-396-799

SURVEY INFORMATION
based on legal survey prepared by Explorer
Land Surveying Inc dated 22 June 2018
File no. 11555

PROPERTY OWNER

CREUER ENTERPRISES LTD.

Suite 200, 101 Old Island Highway, Victoria BC
Contact: Jordan Milne
Phone: 250.891.5673
Email: jmilne@gncprojects.com

ARCHITECT & PRIME CONSULTANT

HILLEL ARCHITECTURE INC.

697 St. Patrick Street, Victoria BC, V8S 4X4
Contact: Peter Harscastle
Phone: 250.592.9198
Email: peter@hillelarch.ca

LANDSCAPE ARCHITECT

LADR LANDSCAPE ARCHITECTS INC.

Unit 2B, 495 Dupplin Road, Victoria BC, V8Z 1B8
Contact: Bev Windjack
Phone: 250.598.0105
Email: bwindjack@ladra.ca

DRAWING LIST

ARCHITECTURAL

- A1.1 Existing Site Survey & Cover Sheet
- A1.2 Proposed Site Plan & Project Data
- A1.3 Shadow Studies

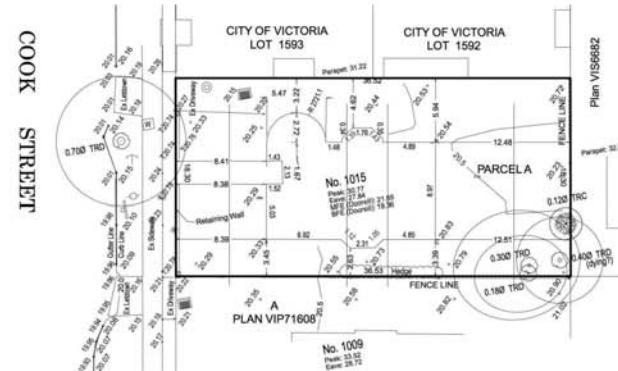
- A2.1 Proposed Floor Plans
- A2.2 Bicycle Parking Facilities

- A3.1 Streetscape Exterior Elevations
- A3.2 Proposed Exterior Elevations
- A3.3 Proposed Exterior Elevations

- A4.1 Proposed Building Section
- A4.2 Proposed Materials & Colour Palette

LANDSCAPE

- L1 Landscape Concept Plan



Prepared by Explorer Land Surveying Inc dated 22 June 2018
File: 11555

1 Site Survey Plan

A1.3 (Metric scale 1:200)



2 Site Context Plan

A1.3 (Metric scale 1:200)

ATTACHMENT A

The Charlesworth
1015 Cook Street, Victoria BC

Revisions
Received Date:
June 17, 2020
Deemed Date:
December 18, 2019

Hillel Architecture Inc.

Project: The Charlesworth
1015 Cook Street, Victoria BC
Client: Creuer Enterprises Ltd.
Date: June 17, 2020
Author: Peter Harscastle
Check: Peter Harscastle
Scale: 1:200
Sheet: A1.1

Project: The Charlesworth
1015 Cook Street, Victoria BC
Client: Creuer Enterprises Ltd.
Date: June 17, 2020
Author: Peter Harscastle
Check: Peter Harscastle
Scale: 1:200
Sheet: A1.1

The Charlesworth

1015 Cook Street, Victoria BC

Hillel Architecture Inc.

Project Name	1015 Cook Street	Project No.	2015-001
Client	1015 Cook Street	Architect	Hillel Architecture Inc.
Location	1015 Cook Street	Engineer	Winters & Associates
Scale	1:100	Contractor	Winters & Associates
Date	2015-01-01	Revision	2015-01-01

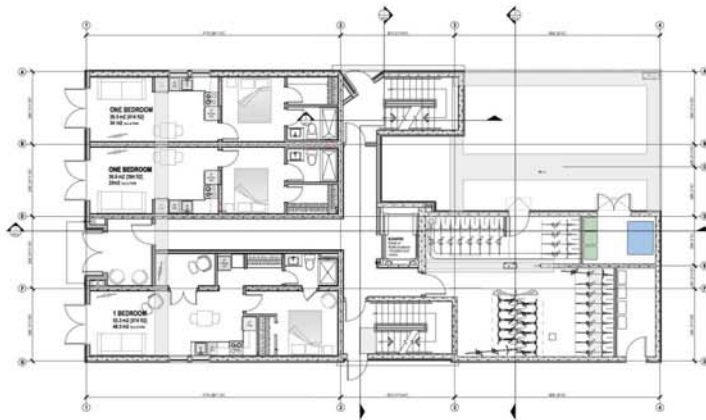
North Arrow

The Charlesworth
1015 Cook Street, Victoria BC

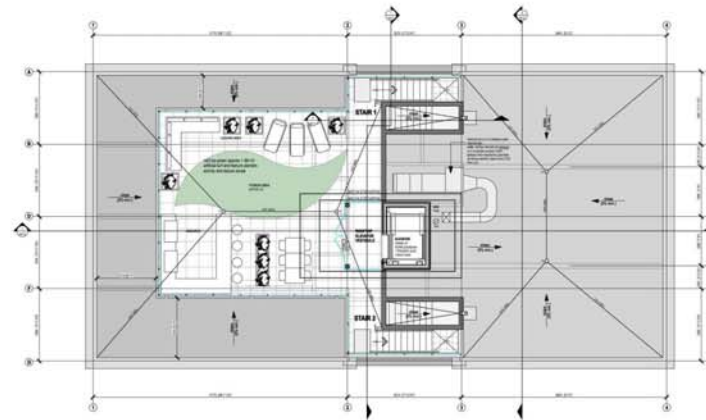
Ground Floor Plan

Scale: 1:100

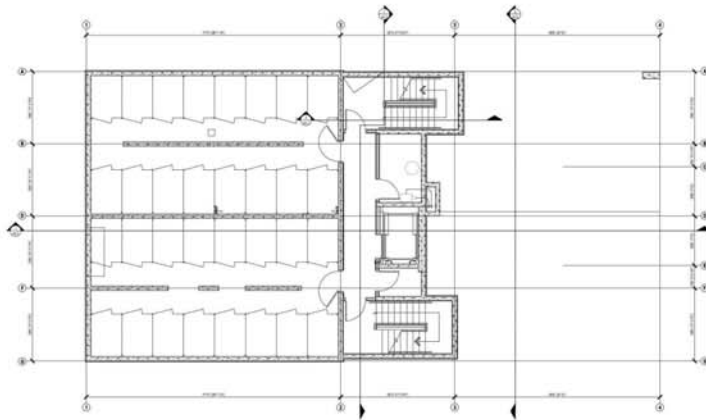
Sheet No. A23



2 Ground Floor Plan
metric scale 1:100



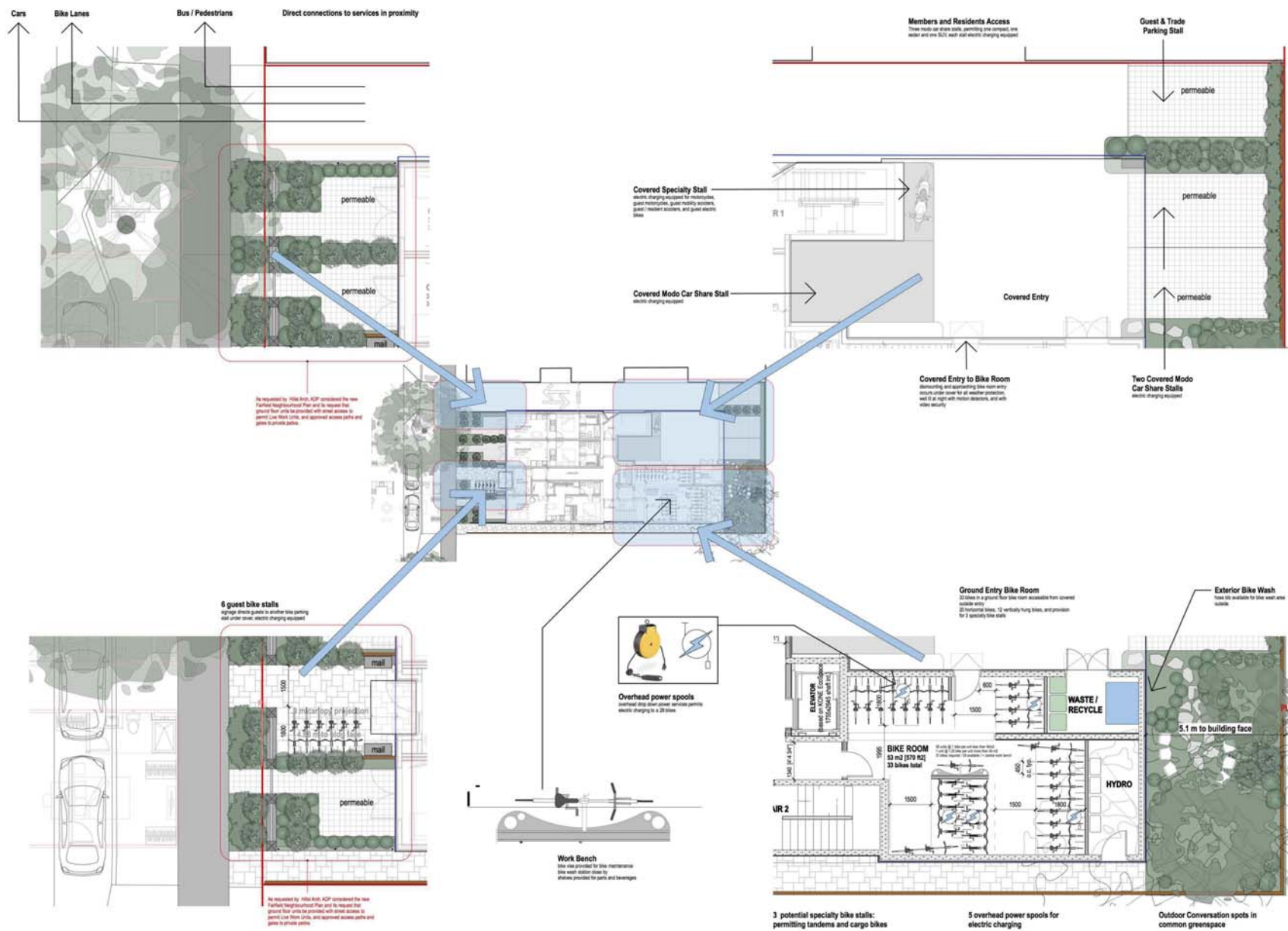
4 Roof Plan
metric scale 1:100



1 Basement Floor Plan
metric scale 1:100



3 2nd, 3rd, 4th, and 5th Floor Plans
metric scale 1:100



The Charlesworth

1015 Cook Street, Victoria BC

Hillel Architecture Inc

Drawn	Checked	Revised	By	Project
10/10/2019	10/10/2019	10/10/2019	ADP	Charlesworth ADP
10/10/2019	10/10/2019	10/10/2019	ADP	Charlesworth ADP
10/10/2019	10/10/2019	10/10/2019	ADP	Charlesworth ADP
10/10/2019	10/10/2019	10/10/2019	ADP	Charlesworth ADP
10/10/2019	10/10/2019	10/10/2019	ADP	Charlesworth ADP
10/10/2019	10/10/2019	10/10/2019	ADP	Charlesworth ADP
10/10/2019	10/10/2019	10/10/2019	ADP	Charlesworth ADP
10/10/2019	10/10/2019	10/10/2019	ADP	Charlesworth ADP
10/10/2019	10/10/2019	10/10/2019	ADP	Charlesworth ADP

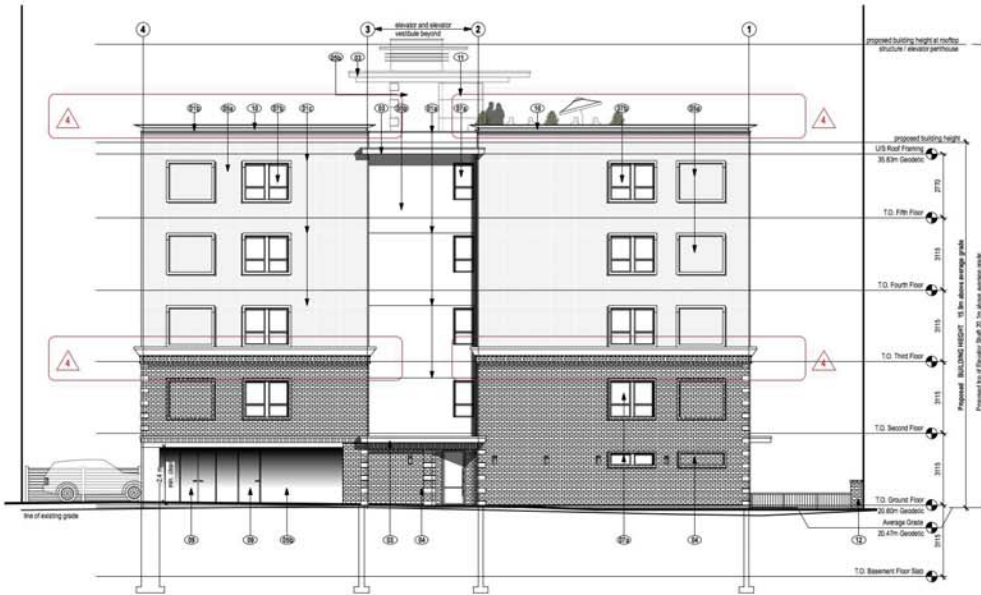
The Charlesworth
1015 Cook Street, Victoria BC

Bicycle Parking Facilities

Drawn by: [Name]
Checked by: [Name]
Revised by: [Name]
Project: [Name]
Date: [Date]
Scale: [Scale]
Sheet: A22



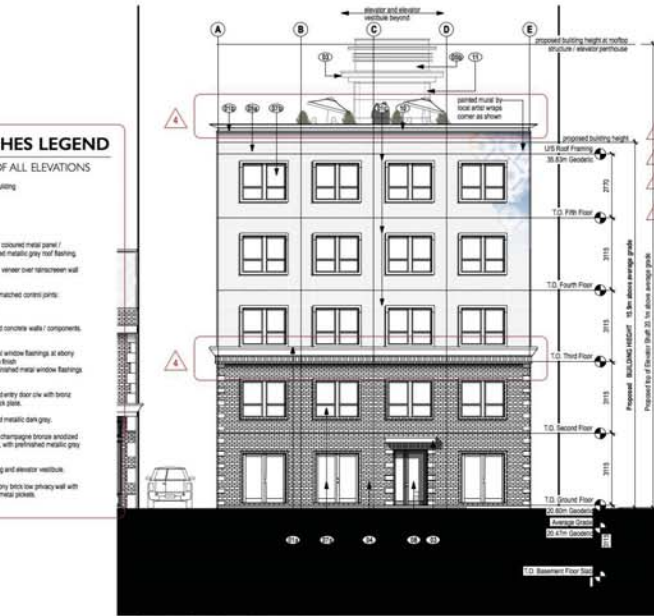
1 North (Side) Exterior Elevation
A3.2 metric scale: 1:100



2 North (Side) Exterior Elevation
A3.2 metric scale: 1:100



3 West (Cook Street) Exterior Elevation
A3.2 metric scale: 1:100



4 West (Cook Street) Exterior Elevation
A3.2 metric scale: 1:100

- ### EXTERIOR FINISHES LEGEND
- LIST OF FINISHES TYPICAL OF ALL ELEVATIONS
- (1) Prefinished metal floorings for parapets / building
 - (2) Dark
 - (3) Medium
 - (4) Entry canopies - metallic champagne bronze coloured metal panel / floorings to canopy edge face with prefinished metallic grey roof flooring
 - (5) Fixed clay adhered masonry coloured masonry veneer over rainscreen wall assemblies
 - (6) Smooth cement based stucco c/w coloured matched control joints
 - (7) Dark grey elastomeric paint finish to exposed concrete walls / components
 - (8) Vinyl window / door assembly
 - (9) Black finish c/w black pre-finished metal window floorings at ebbony black finish or medium graphite stucco finish
 - (10) White finish c/w metallic light grey pre-finished metal window floorings at white stucco finish
 - (11) Solid wood, hand stained, glass front, glasswelder door c/w with bronze hardware, prefinished champagne bronze kick plate
 - (12) Steel door and frame door assembly, painted metallic dark grey
 - (13) Cantilevered main roof cornice of prefinished champagne bronze anodized aluminum finish at underside exposed face, with prefinished metallic grey roof flooring
 - (14) Slotted enclosed weather protection flooring and elevator vestibule
 - (15) Side perimeter fencing at the street front, ebbony brick low privacy wall with metallic graphite grey panels and rails, black metal pickets

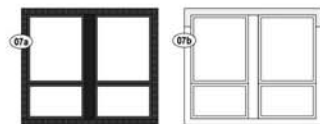
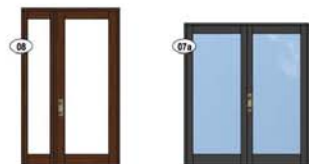
The Charlesworth

1015 Cook Street, Victoria BC

BUBBLED DRAWING SET

Hillel Architecture Inc.

Project: The Charlesworth
Location: 1015 Cook Street, Victoria BC
Client: [Redacted]
Architect: Hillel Architecture Inc.
Date: [Redacted]
Scale: [Redacted]
Sheet: [Redacted]



1021 Cook Street Building Entrance

1021 Cook Street Building Entrance



Cook Street [West] Exterior Elevation



Side [South] Exterior Elevation



1015 Cook Street Building Entrance

The Charlesworth
1015 Cook Street, victoria BC

- Fishing and Fishing by Fishing Companies

- 10 facts required, 4 facts provided, 10 fact version confirmed (starting material mass was planned)
- 2000-Cal Street offering 2 different vehicle types.
- 2000-Cal Street Suite 412 fact requirement 10 facts
- 1 Additional fact for each and their version on
- 1 Additional fact for each and their version on

- Ground Floor Classroom New Room
- Electric Work Relocating throughout
- 2 additional classrooms, new restrooms
- Design consideration for large, open, and outdoor space
- New landscaping with lawn
- Covered outdoor walk to bus stop
- Outdoor fire wall access
- All required, as well as Parking Revisions necessary

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

* Religion: great history, traditions

- Extensive training, resulting in numerous witnesses (including students) and the presence of defense lawyers.
- Political-Security Force (last access: 2014) permitting his own wife to go with him to the courthouse with Father Superior General Pío (2013) (see below).

BUBBLED
DRAWING
SET

Hillel Architecture inc

Source: <http://www.fishbase.org>, accessed 01/01/2010.

no.	date	to	subject
no.	12 November 2019	no.	Entered for GDP / Revenue
no.	18 July 2019	no.	Received for Revenue
no.	11 October 2019	no.	Issued for Revenue
no.	31 August 2019	no.	Issued for C&L
no.		no.	
no.	2 November 2019	no.	2 November 2019
no.	20 November 2019	no.	20 November 2019

<p>Project: The Charlesworth <i>1013 Cedar Street, Glasgow, G2</i></p> <p>Drawing title: Proposed Materials & Colour Palette</p> <p><small>Copyright Reserved. These plans are designed by the architect and may be used for construction purposes only. No other reproduction or distribution without written permission from the architect.</small></p>	
Revised no:	Drawing no: A4.2