

F. BYLAWS

F.2 Bylaw for 1015 Cook Street: Rezoning Application No. 00670 and Development Permit with Variances Application No. 00131

Moved By Councillor Alto

Seconded By Councillor Potts

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1228) No. 20-066

CARRIED UNANIMOUSLY

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That the following bylaw **be given first, second, and third readings:**

1. Housing Agreement (1015 Cook Street) Bylaw (2020) No. 20-067

CARRIED UNANIMOUSLY



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 (DO 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@gmprojects.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

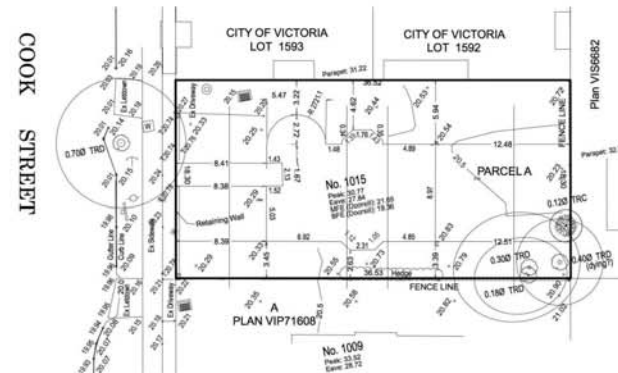
- A2.1 Proposed Floor Plans
- A2.2 Bicycle Parking Facilities

- 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 1:500)

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
Checked: Peter Harscastle
Date: June 17, 2020
Scale: 1:200
Sheet: 1 of 1



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

1015 Cook Street, Victoria BC



RESIDENTIAL SUITES

Market rental units: 23 one bedroom unit
3 studio units

FLOOR AREA SUMMARY

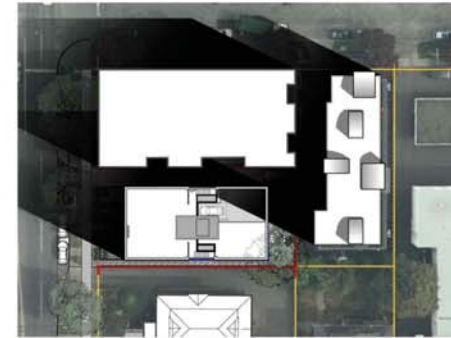
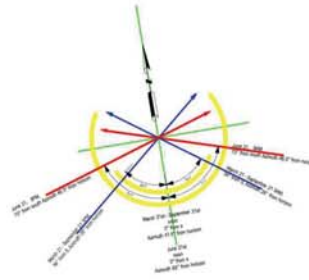
FLOOR	AREA (sq ft)	AREA (sq ft) (including outside face of gypsum wallboard)
GROUND FLOOR	308.4	2,281
2ND FLOOR	348.4	3,884
3RD FLOOR	348.4	3,884
4TH FLOOR	348.4	3,884
5TH FLOOR	348.4	3,884
ROOF TOP ELEVATOR VESTIBULE	128	158

total floor area (measured to inside face of gypsum wallboard frt)
1,580.7 sq ft (17,118 sq ft) includes rooftop elevator vestibule / does not include basement area and ground floor bike room

SITE FINISHES LEGEND			
15%	existing trees to be removed	16P	concrete surface parking area and drive area as detailed
16%	existing trees to be undisturbed during construction	17P	gravel concrete parking strips, typical of parking strips
17%	approximate location of new planting area - see landscape	18P	on the line 2' within tree planting strip
20%	contouring area, see contouring schedule; ultimately planting area - see landscape	19P	the primary hard top meeting typical of grade of neighboring street and
25%	the primary landscaped area	20P	the primary hard top of gravel parking stalls
30%	the primary landscaped area	21P	concrete surface - under building
35%	contouring and paving area with beige stone pattern - pedestrian walkways and drive area as detailed	22P	asphalt riding area
40%	the area to be landscaped	23P	gravel riding area - see landscape



1 Site Plan Shadow Study
A1.3
June 21st at 9AM
73° from South, Azimuth 46.5° from horizon
not to scale



4 Site Plan Shadow Study
A1.3
March 21st and September 21st at 9AM
54° from S, Azimuth 27.5° from horizon
not to scale



2 Site Plan Shadow Study
A1.3
June 21st at 12 Noon
0° from S, Azimuth 65° from horizon
not to scale



5 Site Plan Shadow Study
A1.3
March 21st and September 21st at 12 Noon
0° from S, Azimuth 41.5° from horizon
not to scale



3 Site Plan Shadow Study
A1.3
June 21st at 3PM
73° from S, Azimuth 46.5° from horizon
not to scale



6 Site Plan Shadow Study
A1.3
March 21st and September 21st at 3PM
54° from S, Azimuth 27.5° from horizon
not to scale

The Charlesworth

1015 Cook Street, Victoria BC

Hillel Architecture Inc.

Drawn	16 June 2018	Checked	Registered for CEBC and BCIP
Rev	16 November 2018	Checked	Added to BCIP - Resubmitted
Rev	16 July 2019	Checked	Revised for Resubmitting
Rev	16 October 2019	Checked	Revised for Resubmitting

Project: The Charlesworth
1015 Cook Street, Victoria BC

Issued for: Shadow Studies

Scale: 1:1000

Sheet No: A1.3

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	Waller & Associates
Scale	1:100	Contractor	Waller & Associates
Date	2015-01-01	Revision	2015-01-01

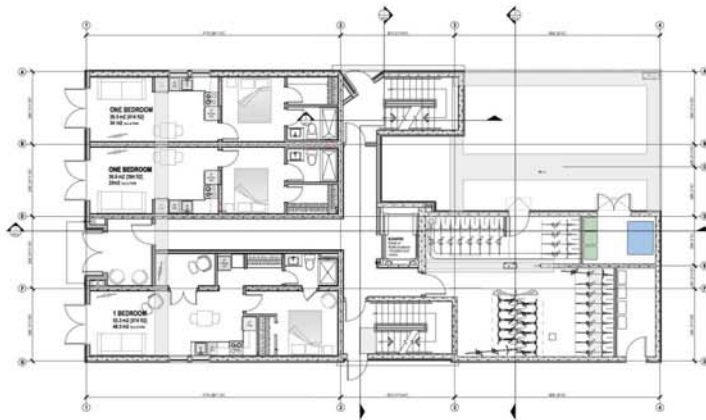
North Arrow

The Charlesworth
1015 Cook Street, Victoria BC

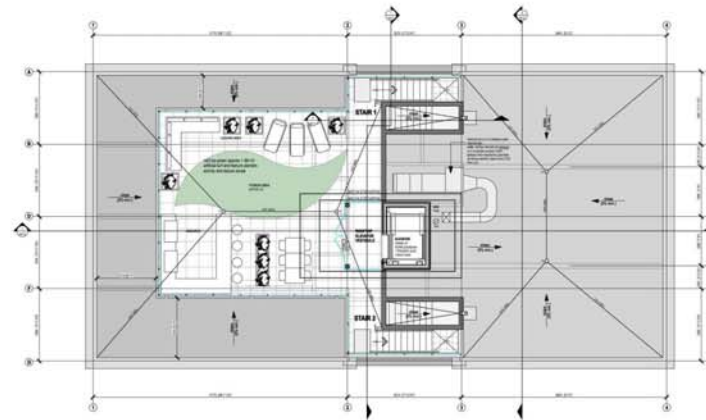
Ground Floor Plan

Scale: 1:100

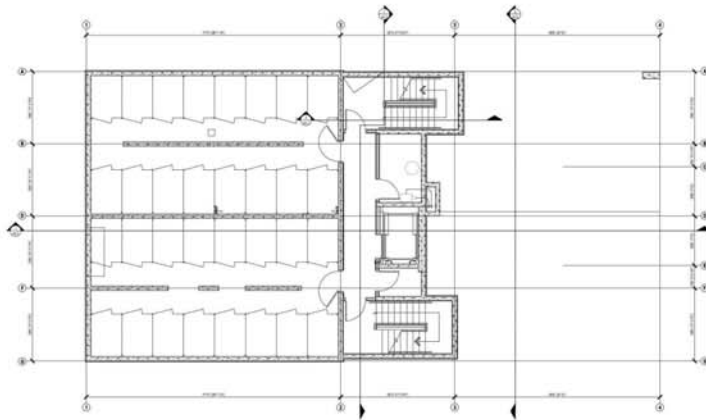
Sheet No. A23



2 Ground Floor Plan
metric scale 1:100



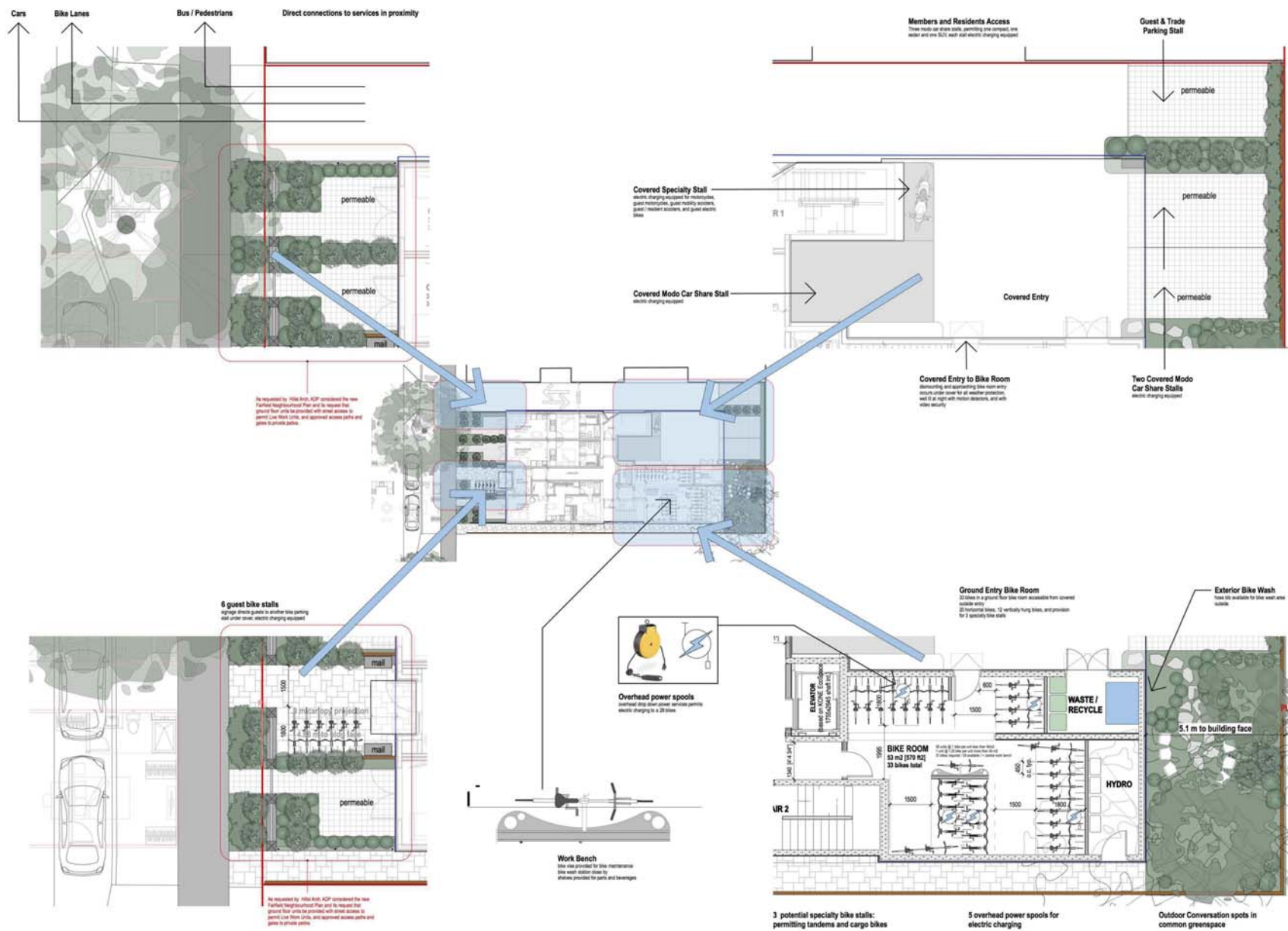
4 Roof Plan
metric scale 1:100

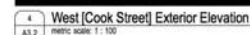


1 Basement Floor Plan
metric scale 1:100



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





The Charlesworth
1015 Cook Street, Victoria BC

Abstract *See page 102*

- 10 days required, 4 days returned - 10 days between completion of parking and/or insurance placed
- 1000 Car Share offering 2 different vehicle types
- 1000 Car Share offers a 1 year agreement - 12 mos
- Additional cost for parking and peak vehicle use
- Not available for winter months

Mount Your Camcorder Like a Pro!
 Easy-to-use technology brought to you by
 Z-Lens! We're giving you over \$1000 in equipment
 Design environment for video, motion, and overall take
 like a professional with ease!
 Covered system only, to take your
 camera to the next level
 as opposed to the as-is Professional Services
 Learning Plan for you to use

[illegible]

- Create better quality of income (education, health, housing, and confidence of other things)
- President Obama: First time since 1964, president he was with highest tax revenues with highest budget deficits (1980-2000)

BUBBLED DRAWING SET

Hillel Architecture Inc.

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doi:	10.1017/S0007122615000091	Printed in the United Kingdom
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no.	date	to October 2019	category	amount to report
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id	no	17 August 2018	month	value of CDA
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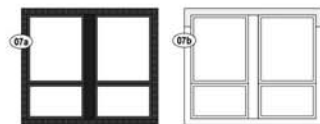
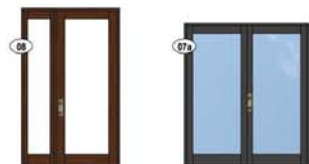
The Charlesworth

2009年12月

Proposed Exterior Elevations

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1. The following information is provided for the year ended 31 December 2014: (a) The company's revenue was \$1,200,000. (b) The company's expenses were \$800,000. (c) The company's profit was \$400,000. (d) The company's assets were \$1,000,000. (e) The company's liabilities were \$600,000. (f) The company's equity was \$400,000. (g) The company's cash and bank balances were \$200,000. (h) The company's trade receivables were \$300,000. (i) The company's trade payables were \$100,000. (j) The company's inventory was \$150,000. (k) The company's property, plant and equipment were \$500,000. (l) The company's intangible assets were \$50,000. (m) The company's deferred tax liabilities were \$50,000. (n) The company's provisions were \$50,000. (o) The company's other assets and liabilities were \$100,000.	A3.2
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[illegible]

Cook Street [West] Exterior Elevation

Colour And Materials Palette



1021 Cook Street Building Entrance



Side [South] Exterior Elevation



1015 Cook Street Building Entrance

The Charlesworth
1015 Cook Street, victoria BC

[illegible]

BUBBLED
DRAWING
SET

Hillel Architecture inc

no	date	to	subject	status
01	12 November 2018	to	Request for RFP - Receiving	
02	12 July 2019	to	Request for Receiving	
03	11 October 2019	to	Request for Receiving	
04	07 August 2019	to	Request for RFP	
05		to	Request for RFP	
06	3 September 2019	to	Request for RFP	
07	30 June	to	Request for RFP	

<p>project</p> <h1>The Charlesworth</h1> <p>101-103, Great Street, Leicester LE1 5RE</p>	
<p>showing site</p> <h2>Proposed Materials & Colour Palette</h2>	
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