

PROJECT INFORMATION - 805 COOK STREET

CIVIC ADDRESS: 805 Cook Street, Victoria, BC

ZONE (EXISTING):  
R3-A1 Low Profile Multiple Dwelling District

PROPOSED ZONE:  
No change to zone. No change of use.

SITE AREA (m<sup>2</sup>):  
Lot 470: 1,343 m<sup>2</sup>

FLOOR AREA (m<sup>2</sup>):  
L1: 425 m<sup>2</sup> (no change)  
L2: 488 m<sup>2</sup> (no change)  
L3: 488 m<sup>2</sup> (no change)

TOTAL FLOOR AREA: 1,401 m<sup>2</sup>

FLOOR SPACE RATIO: 1.0 : 1 (no change)

SITE COVERAGE (%): 44% (including existing carport - no change)

OPEN SITE SPACE (%): 27.5% (was 22%)

NUMBER OF STOREYS: 3 (no change)

HEIGHT OF BUILDING (m): 8.4 m (no change)

AVERAGE GRADE: 18.7 m geodetic (no change)

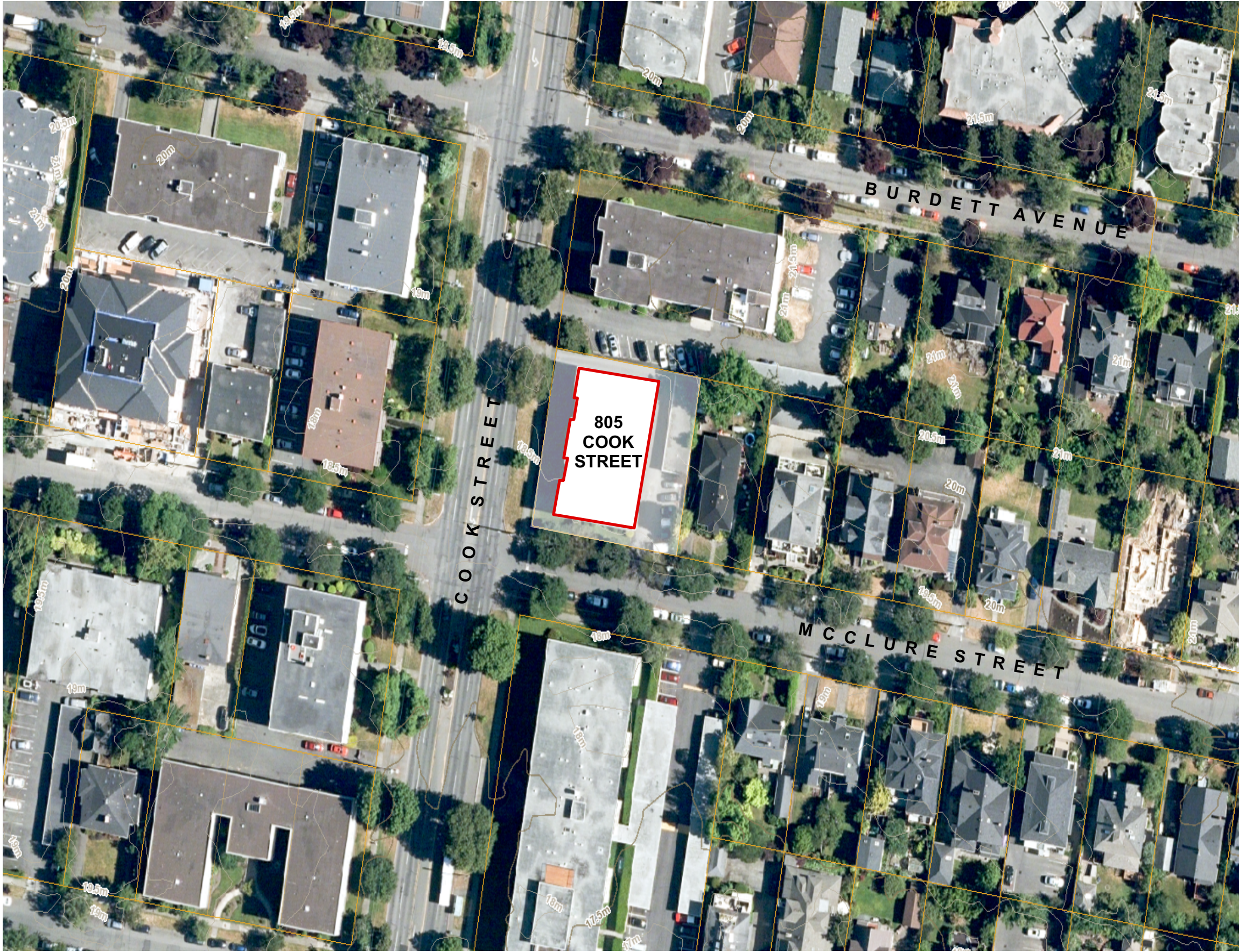
PARKING STALLS ON SITE: 11

BICYCLE PARKING: 26 Long Term + 6 space bicycle rack = 32

BUILDING SETBACKS (m)  
Front Yard: 7.500 m (West, Cook Street, no change)  
Rear Yard: 11.400 m (East, no change)  
Side Yard: 3.670 m (North, no change)  
Side Yard: 3.900 m (South, McClure Street, no change)

Suite Summary

Suite Type EXISTING	Area	Total Suites	Req. Parking Stalls (R3-A1 zone)
Studio	<45 m2	3	1.1 * 3 = 3.3
1 Bed	45-70 m2	17	1.1 * 17 = 18.7
2 Bed	>70 m2	1	1.1 * 1 = 1.1
NEW			
Studio	<45 m2	3	1.1 * 3 = 3.3
TOTAL		24	26.4 = 26 stalls
Visitor			0.1 * 23 = 2.3 = 2 stalls
TOTAL			28 stalls



BUILDING CODE SUMMARY

REFERENCED DOCUMENT: BC BUILDING CODE 2018 - PART 3

BUILDING AREA [Building Footprint]: 509.8 m<sup>2</sup>

BUILDING HEIGHT: Three (3) storey  
NUMBER OF STREETS FACING: Two (2)  
SPRINKLERED: No

MAJOR OCCUPANCY CLASSIFICATION: Group C Residential, up to 3 Storeys, Maximum Building Area 1,125 m<sup>2</sup> (3.2.2.53)

CONSTRUCTION REQUIREMENTS:  
• Combustible or non-combustible construction with not less than 45 min fire resistance rating for floors and load bearing walls (3.2.2.53[2]).

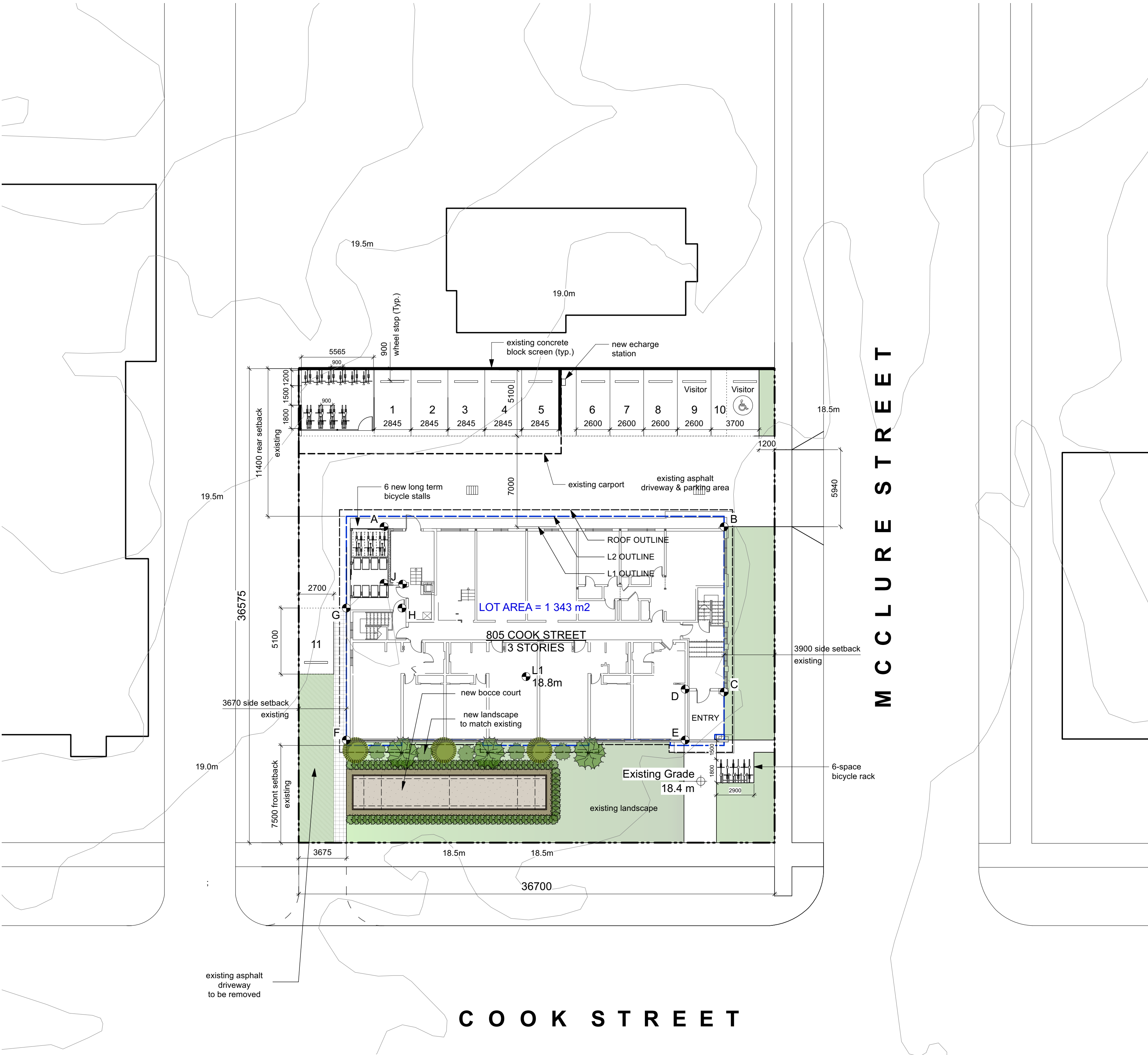
FIRE ALARM AND DETECTION SYSTEMS (3.2.4):  
• A fire alarm is required (3.2.4.1[j]), and a single stage system is acceptable (3.2.4.3[d]).

• Legible notices that are not easily removed, to be affixed to the wall at each manual alarm pull station station:  
- Fire Department to be notified in a fire emergency  
- Phone number of Fire Department (9-1-1) (3.2.4.7[5])

• Building is three stories, not sprinklered and less than 2000 m<sup>2</sup>, and therefore can be one fire zone. An annunciator is not required if there is only one zone (3.2.4.8[3,5]).

• Fire detectors connected to the fire alarm system are required to be installed in all storage and service rooms not located within dwelling units (3.2.4.10[2]).

• Smoke detectors are required in each sleeping area and in corridors servicing these areas, as well as in each public corridor (3.2.4.11[1b,1d]).



AVERAGE GRADE CALCULATION

side	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL
A&B	18.9	18.5	2	18.7	30.309	566.8
B&C	18.5	18.8	2	18.6	12.750	237.5
C&D	18.8	18.8	2	18.8	3.000	56.3
D&E	18.8	18.5	2	18.7	3.925	73.2
E&F	18.5	18.6	2	18.6	26.135	484.8
F&G	18.6	18.7	2	18.7	10.185	190.0
G&H	18.7	18.8	2	18.8	4.295	80.5
H&J	18.8	18.8	2	18.8	1.840	34.6
J&K	18.8	18.8	2	18.8	1.435	27.0
K&A	18.8	18.9	2	18.9	4.370	82.4

GRADE = TOTAL/  
Perimeter  
18.7

Perimeter 98.2 1833.0

2 Site Plan  
A101 Scale: 1:200

CONTACT INFORMATION

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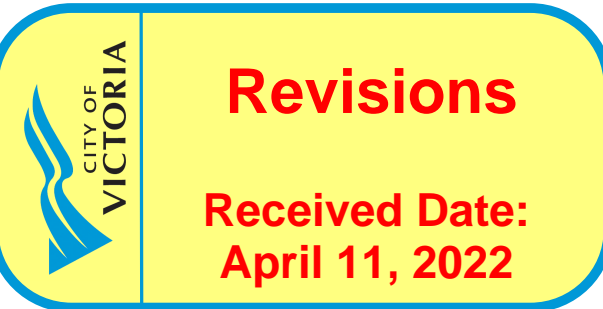
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DRAWING LIST

Architectural  
A101 Project Data & Site Plan  
A201 Floor Plan  
A301 Elevations & Sections

LIST OF ABBREVIATIONS

AV. Average  
CONC. Concrete  
CONT. Continuous  
F.D. Floor drain  
O.C. On center  
T.O.S. Top of slab  
TYP. Typical



0 5000 10000mm  
1:200

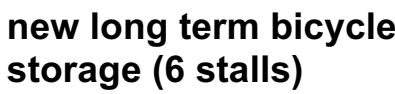
1	08Apr22		DVP Release
Rev	Date	Description	DEVELOPMENT VARIANCE PERMIT
1	22-04-08		1935 - 805 Cook St. - DP
Drawn by	kgf	checked by	crk
Scale	As Noted	project number	1935

NOTE: All dimensions are shown in millimeters.

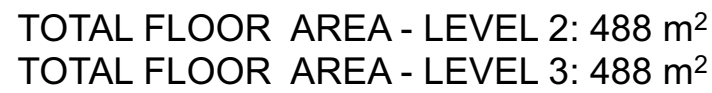
	<b>dHKarchitects</b> VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	<b>HANABU OFFICE</b> 102-5180 Dublin Way Nanaimo BC V9T 5N2 T 1-250-595-5810
project name	805 Cook Street Victoria, BC	
drawing title	Site Plan with Project Data	
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	A101	-



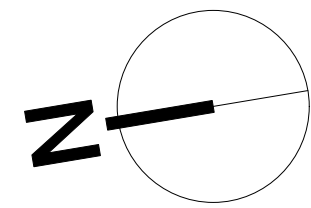
The logo for dHKA Architects features a stylized 'd' and 'h' in a grey square. To the right, the text 'dHKAarchitects' is displayed in a bold, sans-serif font. Below the logo, the company name 'VICTORIA OFFICE' is written in all caps. The address '977 Fort Street' and 'Victoria BC V8V 3K3' are listed, followed by the phone number 'T 1-250-686-3367'. To the right, the 'NANAIMO OFFICE' is listed with the address '102-5180 Dublin Way', 'Nanaimo BC V9T 0H2', and the phone number 'T 1-250-858-5810'. At the bottom, the address '805 Cook Street' and 'Victoria, BC' are shown, along with the website 'dHKA.ca'.

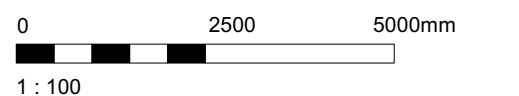
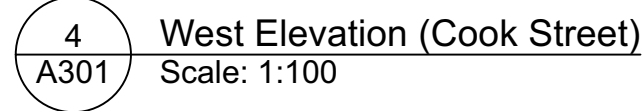
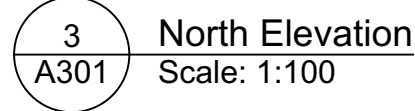
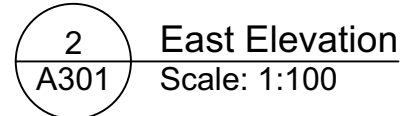
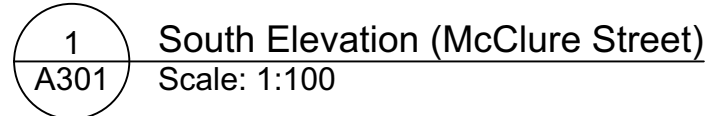


TOTAL FLOOR AREA - LEVEL 1: 425 m<sup>2</sup> EXISTING - NO CHANGE



TOTAL FLOOR AREA - LEVEL 2: 488 m<sup>2</sup>  
TOTAL FLOOR AREA - LEVEL 3: 488 m<sup>2</sup>



[illegible]

NOTE: All dimensions are shown in millimeters.