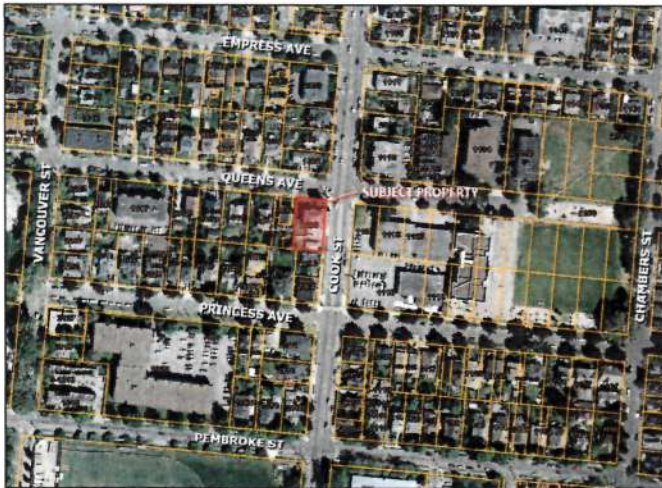


# 2220 Cook Street



Christine Lintott  
Architects

Suite 1 - 594 Queens Avenue, Victoria BC V8T 1A5  
Telephone: 250 587 1965  
www.lintottarchitects.ca

Issue Date  
For Rezoning/  
Development Permit Jan. 4, 2019

Revision  
No. Description Date

① Perspective - Looking NW



## Drawing List

A0.00 Project Data
A1.01 Building A Site Plan & Landscape Plan
A1.02 Survey & Height Calculations
A1.03 Street Elevations
A2.01 Building A Plans
A2.02 Building B Plans
A3.01 Elevations - Building A
A3.02 Elevations - Building B
A3.11 Spatial Separations
A4.01 Building Sections

## BUILDING A SUBMITTED FOR REZONING & DEVELOPMENT PERMIT.

Project Information Table - Building A	
Zone	Proposed SITE SPECIFIC
Site Area	785.45 m <sup>2</sup> (EXISTING) 328.50m <sup>2</sup> (subdivided lot)
Total Floor Area <sup>1</sup>	251.49m <sup>2</sup>
Commercial Floor Area	N/A
Floor Space Ratio	0.74 : 1
Site Coverage %	14%
Open Site Space %	44% 4% Rear Yard
Height of Buildings <sup>1</sup>	9.17m
Stories #	3 + 11 stories - includes Attics at 2.5m max height
Parking Stalls #	1.45 per unit (0.70m <sup>2</sup> ) x 1 = 2 spaces provided 8.1.00 per unit (1.00m <sup>2</sup> ) x 1 = 4 Visitor + 0.1 per unit x 2 = 0
Bicycle Parking #	1.22 Long Term per Unit x 8 = 8 Long Term Spaces provided 6 Short Term per Building
Building Setbacks	
Front Yard (East)	0.20m
Rear Yard (West)	3.00m
Side Yard (North)	3.00m
Side Yard (South)	2.25m
Residential Use Details	
Total Number of Units	3
Unit Type Breakdown	3 two bedroom units
Ground Oriented Units	3 Residential unit
Minimum Unit Floor Area	180.7m <sup>2</sup>
Total Residential Floor Area	251.5m <sup>2</sup>

<sup>1</sup> Long term bicycle parking not included in area calculation per zoning before amendment 18-017.

<sup>2</sup> Refer to elevation drawings for height calculations.

Floor Area - Zoning - Building A	
Name	Area
Building A Level 1	89.72 m <sup>2</sup>
Building A Level 2	85.95 m <sup>2</sup>
Building A Level 3	95.83 m <sup>2</sup>
Building A Level 4	251.49 m <sup>2</sup>

Unit Floor Areas - Building A	
Name	Area
Unit 1	89.72 m <sup>2</sup>
Unit 2	85.95 m <sup>2</sup>
Unit 3	42.0 m <sup>2</sup>
Unit 4	47.9 m <sup>2</sup>
Unit 5	47.9 m <sup>2</sup>
Unit 6	47.9 m <sup>2</sup>
Unit 7	47.9 m <sup>2</sup>
Unit 8	47.9 m <sup>2</sup>
Unit 9	47.9 m <sup>2</sup>
Unit 10	47.9 m <sup>2</sup>
Unit 11	47.9 m <sup>2</sup>
Unit 12	47.9 m <sup>2</sup>
Unit 13	47.9 m <sup>2</sup>
Unit 14	47.9 m <sup>2</sup>
Unit 15	47.9 m <sup>2</sup>
Unit 16	47.9 m <sup>2</sup>
Unit 17	47.9 m <sup>2</sup>
Unit 18	47.9 m <sup>2</sup>
Unit 19	47.9 m <sup>2</sup>
Unit 20	47.9 m <sup>2</sup>
Unit 21	47.9 m <sup>2</sup>
Unit 22	47.9 m <sup>2</sup>
Unit 23	47.9 m <sup>2</sup>
Unit 24	47.9 m <sup>2</sup>
Unit 25	47.9 m <sup>2</sup>
Unit 26	47.9 m <sup>2</sup>
Unit 27	47.9 m <sup>2</sup>
Unit 28	47.9 m <sup>2</sup>
Unit 29	47.9 m <sup>2</sup>
Unit 30	47.9 m <sup>2</sup>
Unit 31	47.9 m <sup>2</sup>
Unit 32	47.9 m <sup>2</sup>
Unit 33	47.9 m <sup>2</sup>
Unit 34	47.9 m <sup>2</sup>
Unit 35	47.9 m <sup>2</sup>
Unit 36	47.9 m <sup>2</sup>
Unit 37	47.9 m <sup>2</sup>
Unit 38	47.9 m <sup>2</sup>
Unit 39	47.9 m <sup>2</sup>
Unit 40	47.9 m <sup>2</sup>
Unit 41	47.9 m <sup>2</sup>
Unit 42	47.9 m <sup>2</sup>
Unit 43	47.9 m <sup>2</sup>
Unit 44	47.9 m <sup>2</sup>
Unit 45	47.9 m <sup>2</sup>
Unit 46	47.9 m <sup>2</sup>
Unit 47	47.9 m <sup>2</sup>
Unit 48	47.9 m <sup>2</sup>
Unit 49	47.9 m <sup>2</sup>
Unit 50	47.9 m <sup>2</sup>
Unit 51	47.9 m <sup>2</sup>
Unit 52	47.9 m <sup>2</sup>
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Unit 55	47.9 m <sup>2</sup>
Unit 56	47.9 m <sup>2</sup>
Unit 57	47.9 m <sup>2</sup>
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Unit 73	47.9 m <sup>2</sup>
Unit 74	47.9 m <sup>2</sup>
Unit 75	47.9 m <sup>2</sup>
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Unit 77	47.9 m <sup>2</sup>
Unit 78	47.9 m <sup>2</sup>
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Unit 88	47.9 m <sup>2</sup>
Unit 89	47.9 m <sup>2</sup>
Unit 90	47.9 m <sup>2</sup>
Unit 91	47.9 m <sup>2</sup>
Unit 92	47.9 m <sup>2</sup>
Unit 93	47.9 m <sup>2</sup>
Unit 94	47.9 m <sup>2</sup>
Unit 95	47.9 m <sup>2</sup>
Unit 96	47.9 m <sup>2</sup>
Unit 97	47.9 m <sup>2</sup>
Unit 98	47.9 m <sup>2</sup>
Unit 99	47.9 m <sup>2</sup>
Unit 100	47.9 m <sup>2</sup>

## EXISTING BUILDING TO REMAIN IN PLACE. EXISTING LOT TO BE SUBDIVIDED.

Project Information Table - Existing Building with Subdivided Lot	
Zone (existing)	SITE SPECIFIC
Site Area	785.45 m <sup>2</sup> (EXISTING) 455.91m <sup>2</sup> (subdivided lot)
Total Floor Area <sup>1</sup>	380.39m <sup>2</sup>
Commercial Floor Area	N/A
Floor Space Ratio	0.83 : 1
Site Coverage %	40%
Open Site Space %	23% Total 3% Rear Yard
Height of Buildings <sup>1</sup>	9.17m
Stories #	3 stories
Parking Stalls #	0.75 per unit x 8 = 6 Visitor + 0.1 per unit x 1 = 1
Bicycle Parking #	1.00 Long Term per Unit x 8 = 8 Long Term Spaces (existing non-conforming) 6 Short Term per Building
Building Setbacks	
Front Yard (East)	0.84m (Existing) 4.81m (NW at Cook Street)
Rear Yard (West)	3.04m (Existing) 3.00m (Shared drive site easement)
Side Yard (North)	6.24m (Existing)
Side Yard (South)	2.00m (To proposed subdivision line)
Residential Use Details	
Total Number of Units	3 Units and 3 Boarding Rooms
Unit Type Breakdown	3 Bachelor Suites and 3 Boarding Rooms
Ground Oriented Units	Ground level used for storage - low ceiling
Minimum Unit Floor Area	N/A
Total Residential Floor Area	380.39m <sup>2</sup> (Existing)

<sup>1</sup> Long term bicycle parking not included in area calculation per zoning before amendment 18-017.

<sup>2</sup> Refer to elevation drawings for height calculations.

Floor Area - Zoning - Existing Bldg	
Name	Area
Building B Level 1	131.00 m <sup>2</sup>
Building B Level 2	57.3 m <sup>2</sup>
Building B Level 3	133.77 m <sup>2</sup>
Building B Level 4	133.82 m <sup>2</sup>
Building B Level 5	380.39 m <sup>2</sup>

## BUILDING B SUBMITTED FOR REZONING ONLY.

Project Information Table - Building B (Future)	
Zone (existing)	SITE SPECIFIC
Site Area	785.45 m <sup>2</sup> (EXISTING) 455.91m <sup>2</sup> (subdivided lot)
Total Floor Area <sup>1</sup>	254.60m <sup>2</sup>
Commercial Floor Area	N/A
Floor Space Ratio	0.77 : 1
Site Coverage %	13%
Open Site Space %	29% 0% Rear Yard
Height of Buildings <sup>1</sup>	9.17m
Stories #	3 stories
Parking Stalls #	0.75 per unit x 8 = 6 Visitor + 0.1 per unit x 1 = 1
Bicycle Parking #	1.00 Long Term per Unit x 8 = 8 Long Term Spaces proposed 6 Short Term per Building
Building Setbacks	
Front Yard (East)	4.31m - 5.0m at Cook Street
Rear Yard (West)	3.00m - Shared drive site easement
Side Yard (North)	6.24m
Side Yard (South)	2.00m
Residential Use Details	
Total Number of Units	8
Unit Type Breakdown	8 one bedroom units
Ground Oriented Units	2 Residential units
Minimum Unit Floor Area	37.2m <sup>2</sup>
Total Residential Floor Area	254.60m <sup>2</sup>

<sup>1</sup> Long term bicycle parking not included in area calculation per zoning before amendment 18-017.

<sup>2</sup> Refer to elevation drawings for height calculations.

Floor Area - Zoning - Building B	
Name	Area
Building B Level 1	128.13 m <sup>2</sup>
Building B Level 2	127.45 m <sup>2</sup>
Building B Level 3	118.09 m <sup>2</sup>
Building B Level 4	354.66 m <sup>2</sup>

## Project Scope:

Property to be subdivided into two lots.  
New 3 story, 3 unit building proposed for the South lot (Building A).  
Existing building to remain in place at the North lot, and will receive new exterior gains.  
A replacement for the existing building is included with this proposal (Building B) with the intent of providing usable data for determining maximum density and height of an 8 unit rental building if the existing building is ever damaged and requires repair & relocation or replacement outside of the SRW.  
The North property will be rezoned as rental only, in perpetuity.  
Future lease with the current tenant (Vital), will include a clause giving them the right of first refusal to buy the North property should it ever go up for sale.  
4.5m Statutory Right-of-Way and removal of the existing driveway crossing at Cook Street has been included per The City's requirements. New driveway and services located at Queen's Avenue.  
Additional bicycle parking stalls, more than the minimum required, are proposed for Building A.  
Both buildings to be involved in a car share program, with dedicated on-site parking.

## APPLICANT

LINHAR PROJECTS LTD.  
1137 NORTH PARK STREET  
VICTORIA, BC V8T 1C7

250-883-1571

CONTACT: GARDE COLLINS  
quizeo@gmail.com

## ARCHITECT

CHRISTINE LINTOTT ARCHITECTS  
SUITE 1 - 864 QUEENS AVENUE  
VICTORIA, BC V8T 1M5

250-384-1969

CONTACT: CHRISTINE LINTOTT  
Christine@lintottarchitect.ca

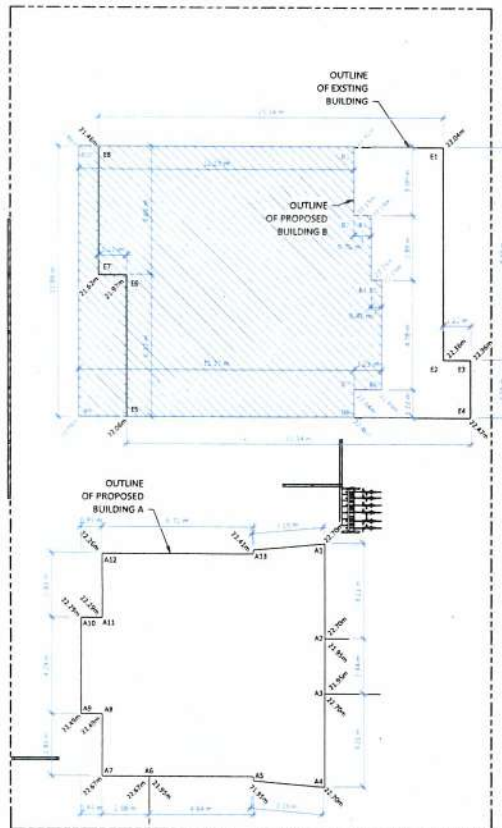
2220 Cook  
Street  
Victoria, BC

## Project Data

Date 2019-04-17-8:  
Drawn by  
Checked by  
Scale  
A0.00







#### BUILDING A HEIGHT CALCULATION

A3 & A2	$(32.70 + 22.70) \times 2 + 4.25m = 95.37$
A2 & A3	$(31.90 + 22.90) \times 2 + 2.44m = 93.54$
A3 & A4	$(32.70 + 22.70) \times 2 + 4.25m = 95.37$
A4 & A3	$(32.70 + 22.70) \times 2 + 3.29m = 91.22$
A5 & A6	$(31.90 + 22.90) \times 2 + 4.44m = 101.63$
A6 & A5	$(32.67 + 22.67) \times 2 + 2.04m = 47.35$
A7 & A8	$(32.67 + 22.67) \times 2 + 2.83m = 43.81$
A8 & A7	$(32.49 + 22.49) \times 2 + 0.85m = 21.36$
A9 & A8	$(32.49 + 22.49) \times 2 + 4.29m = 96.05$
A10 & A11	$(32.29 + 22.29) \times 2 + 0.85m = 21.17$
A11 & A10	$(32.29 + 22.29) \times 2 + 2.83m = 63.04$
A12 & A13	$(32.26 + 22.43) \times 2 + 4.77m = 100.09$
A13 & A12	$(32.41 + 22.70) \times 2 + 2.25m = 23.82$
A14 & A15	$42.53m$

952.40 + 42.53m = 22.40m Average Grade

#### EXISTING BUILDING HEIGHT CALCULATION

E1 & E2	$(22.04 + 22.36) \times 2 + 9.33m = 207.13$
E2 & E3	$(22.36 + 22.36) \times 2 + 1.23m = 27.28$
E3 & E4	$(22.36 + 22.47) \times 2 + 2.55m = 57.16$
E4 & E5	$(22.47 + 22.06) \times 2 + 15.34m = 341.54$
E5 & E6	$(22.06 + 21.97) \times 2 + 6.25m = 106.83$
E6 & E7	$(21.97 + 21.82) \times 2 + 1.23m = 26.58$
E7 & E8	$(21.82 + 21.46) \times 2 + 5.86m = 121.92$
E8 & E9	$(21.46 + 21.01) \times 2 + 26.30m = 324.62$
E9 & E10	$16.88m$

1,252.39 + 16.88m = 22.81m Average Grade

#### BUILDING B HEIGHT CALCULATION

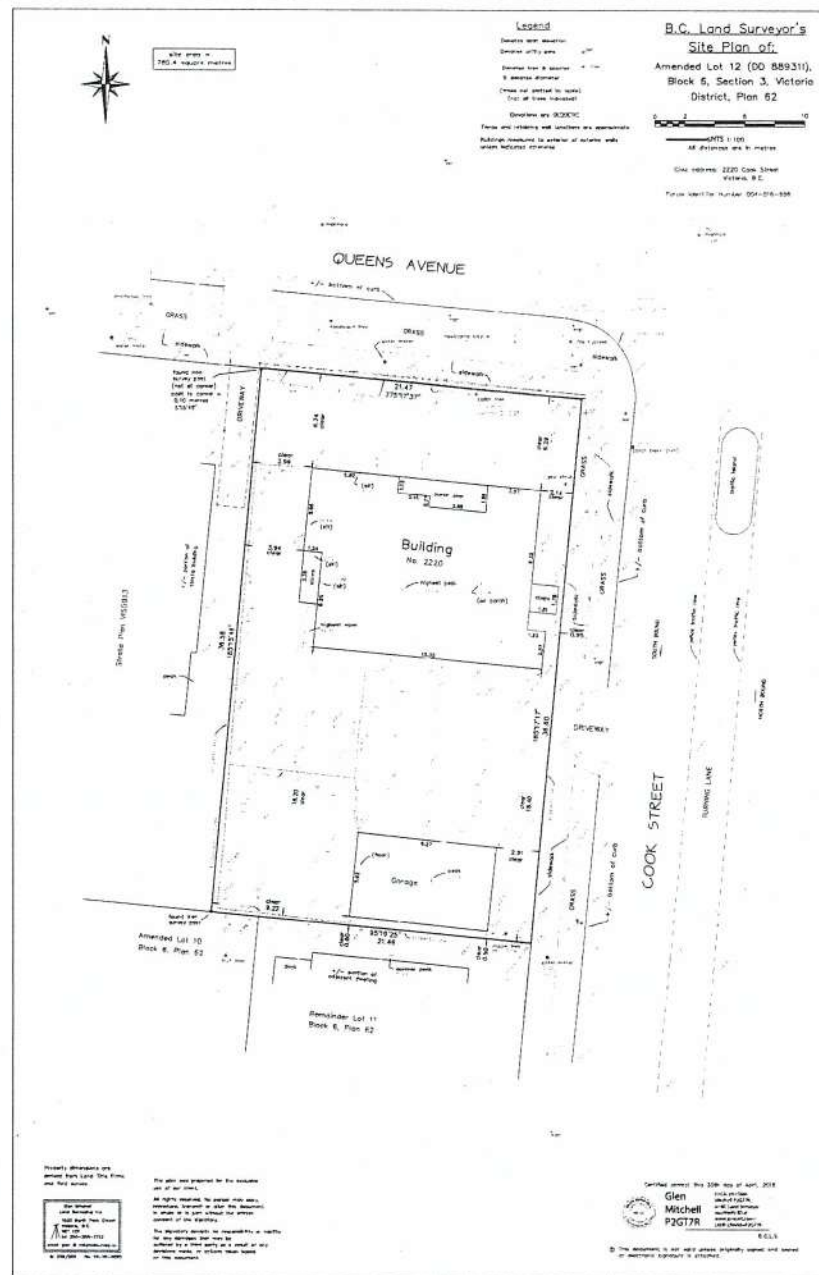
B1 & B2	$(21.91 + 21.15) \times 2 + 3.00m = 66.09$
B2 & B3	$(22.15 + 22.15) \times 2 + 0.76m = 36.83$
B3 & B4	$(22.15 + 22.15) \times 2 + 2.88m = 64.16$
B4 & B5	$(22.15 + 22.15) \times 2 + 0.47m = 30.46$
B5 & B6	$(22.25 + 22.44) \times 2 + 4.78m = 106.81$
B6 & B7	$(22.44 + 22.44) \times 2 + 1.23m = 27.80$
B7 & B8	$(22.44 + 22.44) \times 2 + 1.23m = 27.39$
B8 & B9	$(22.44 + 22.04) \times 2 + 12.37m = 177.81$
B9 & B10	$(22.04 + 21.46) \times 2 + 11.89m = 258.81$
B10 & B11	$(21.46 + 21.91) \times 2 + 12.22m = 266.62$
B11 & B12	$50.79m$

1,117.03 + 50.79m = 21.89m Average Grade

Received  
City of Victoria

APR 18 2019

Planning & Development Department  
Development Services Division



Christine Lintott  
Architects

Unit 1, 384 Queens Avenue, Victoria, V8M 1G7, BC  
Telephone: 250.564.1965  
www.lintottarchitects.ca

Issue Date

For Rezoning/  
Development Permit Jan. 4, 2019

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No. Description Date

Consultant

2220 Cook  
Street  
Victoria, BC

Survey & Height  
Calculations

Date 2019-04-17 8:24:40 AM

Drawn by CC

Checked by CL

A1.02

Scale 1:300



Christine Lintott  
Architects



Suite 1 - 394 Ganges Avenue, Victoria, BC V8T 1K3  
Telephone: 250.581.1563  
www.christinelintott.ca

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2220 Cook  
Street  
Victoria, BC

Street Elevations

Date 2019-04-17 8:24:47 AM

Drawn by CC

Checked by CL

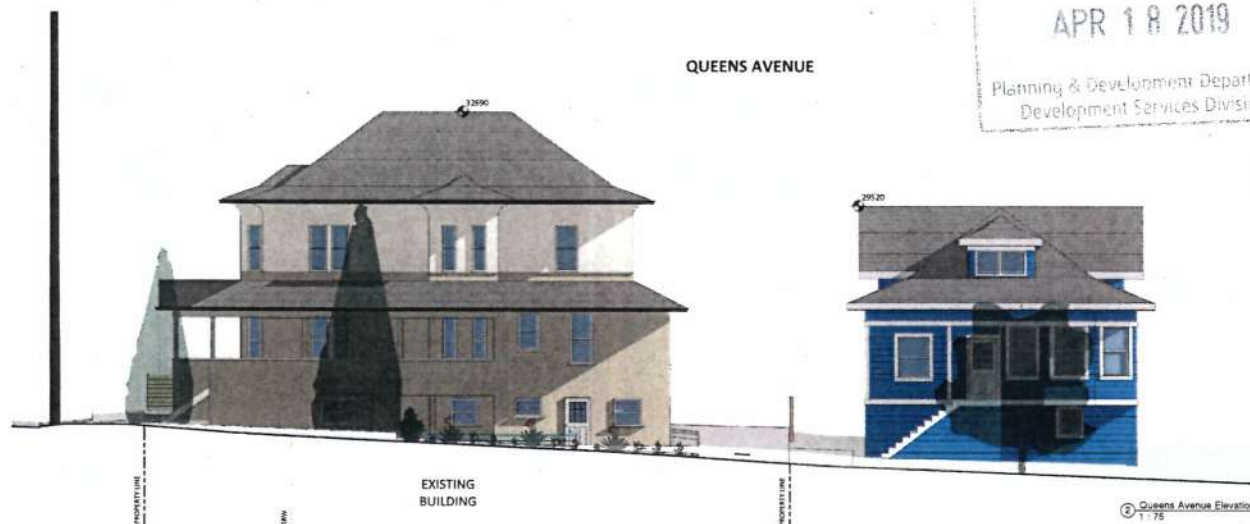
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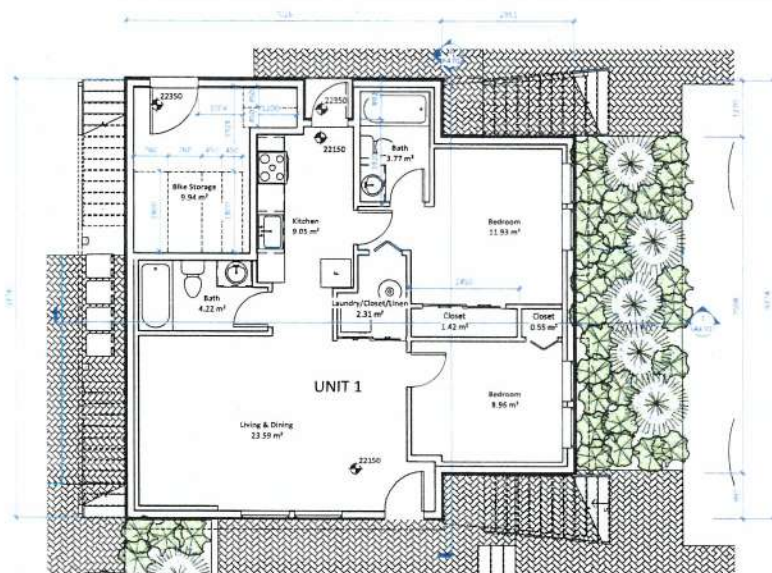
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COOK STREET



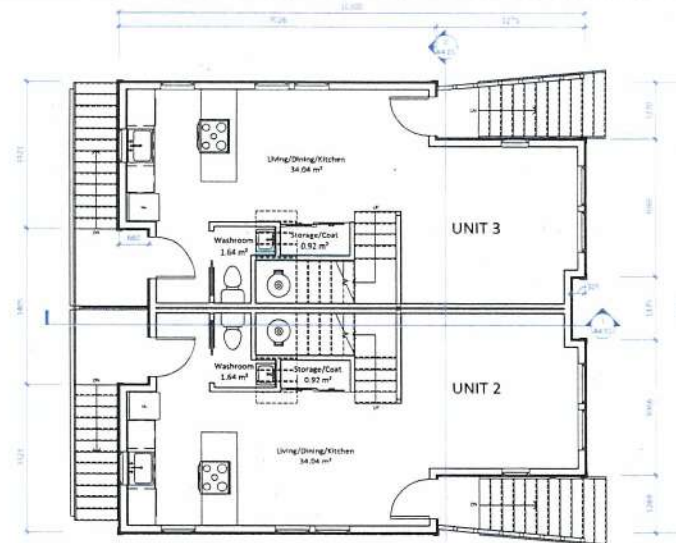
QUEENS AVENUE





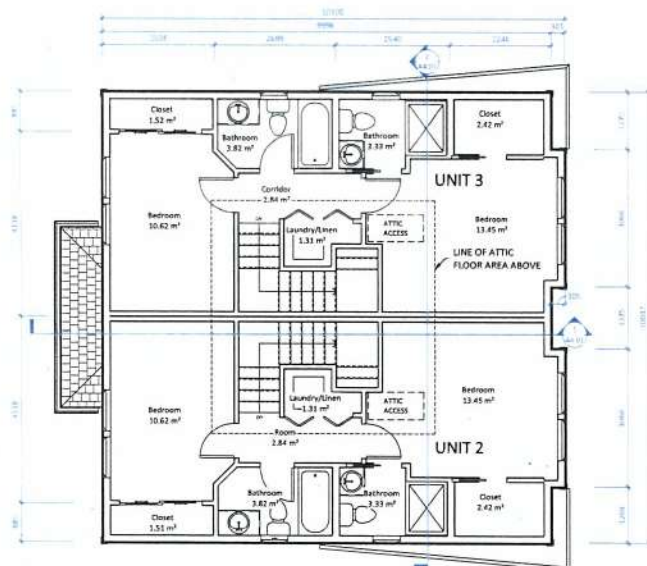
LEVEL 1 FLOOR AREA = 69.70 m²

① Building A - Level 1  
1:50



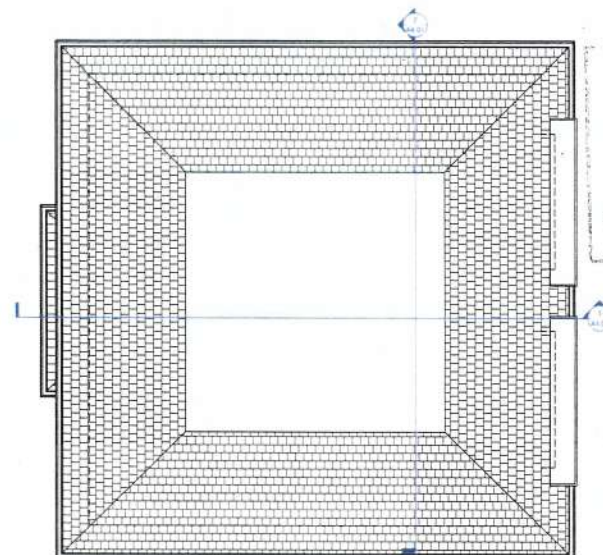
LEVEL 2 FLOOR AREA = 85.95 m²

② Building A - Level 2  
1:50



LEVEL 3 FLOOR AREA 95.85 m²

③ Building A - Level 3  
1:50



④ Building A - Roof Plan  
1:50

Christine Linnott  
Architects

Suite 1 - 354 Queens Avenue, Victoria, BC V8T 1K5  
Telephone: 250.582.1961  
www.linnottarchitects.ca

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Development Services Division

2220 Cook  
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Victoria, BC

Building A Plans

Date 2019-04-17 8:24:48 AM

Drawn by CC

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A2.01

Scale 1:50



Christine Lintott  
Architects



Unit 3 - 284 Queens Avenue, Victoria, BC, V8T 1G5  
Telephone: 250.384.1949  
www.lintottarchitects.ca

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Development Services Division

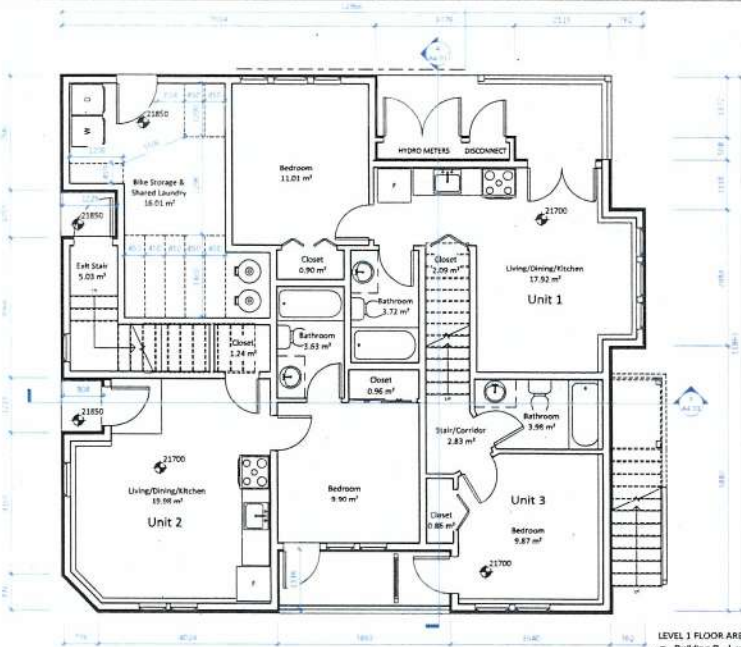
2220 Cook  
Street  
Victoria, BC

Building B Plans

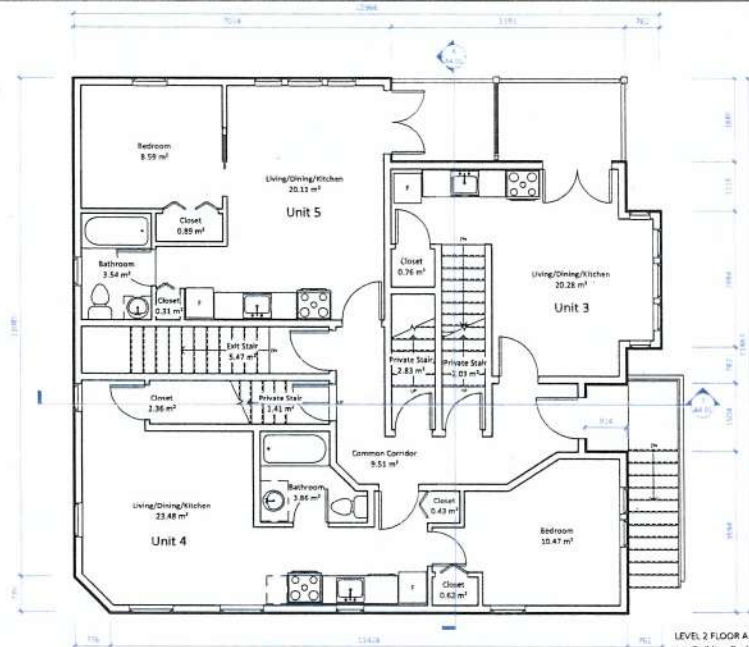
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A2.02

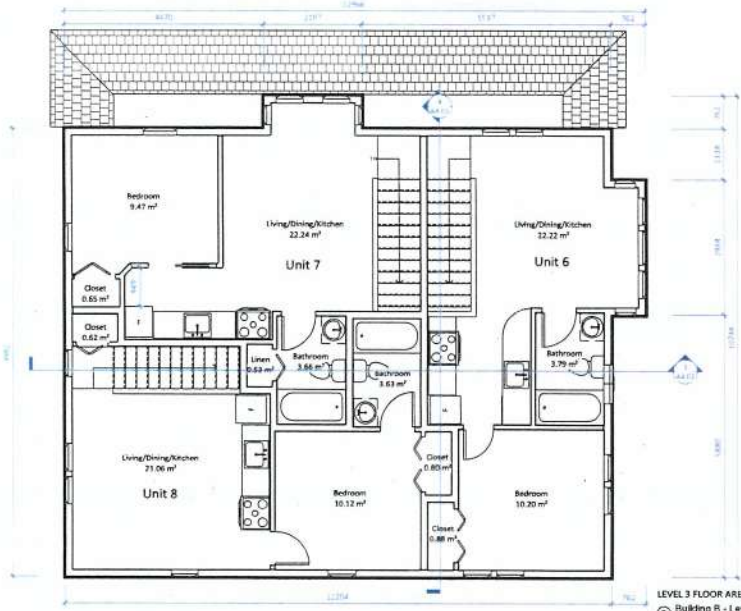
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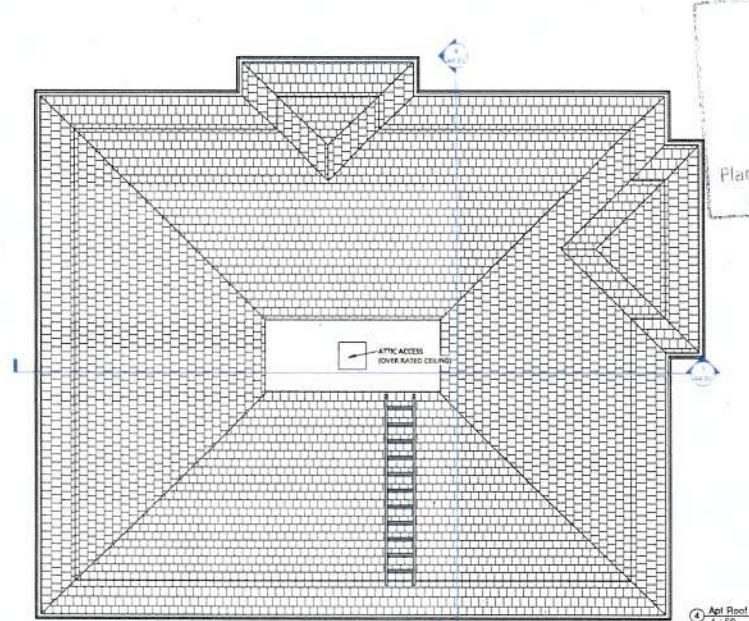
LEVEL 1 FLOOR AREA = 109.13 m²  
① Building B - Level 1  
1:50



LEVEL 2 FLOOR AREA = 127.45 m²  
② Building B - Level 2  
1:50



LEVEL 3 FLOOR AREA = 118.09 m²  
③ Building B - Level 3  
1:50

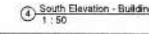


④ Attic Floor  
1:50



Issue	Date
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11

[illegible]

APR 18 2019 Consultant

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Development Services Division

2220 Cook  
Street  
Victoria, BC

Elevations - Building A

Date	2019-04-17 8:24:54 AM
Drawn by	CC
Checked by	CL

A3.01

Scale	1 : 50
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Christine Lintott  
Architects



Unit 3 - 594 Queens Avenue, Victoria, BC V8T 2G5  
Telephone: 250.584.1969  
www.lintott-architects.ca

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City of Victoria

APR 18 2019

CONFIRMED

Planning & Development Department  
Development Services Division

2220 Cook  
Street  
Victoria, BC

Elevations - Building B

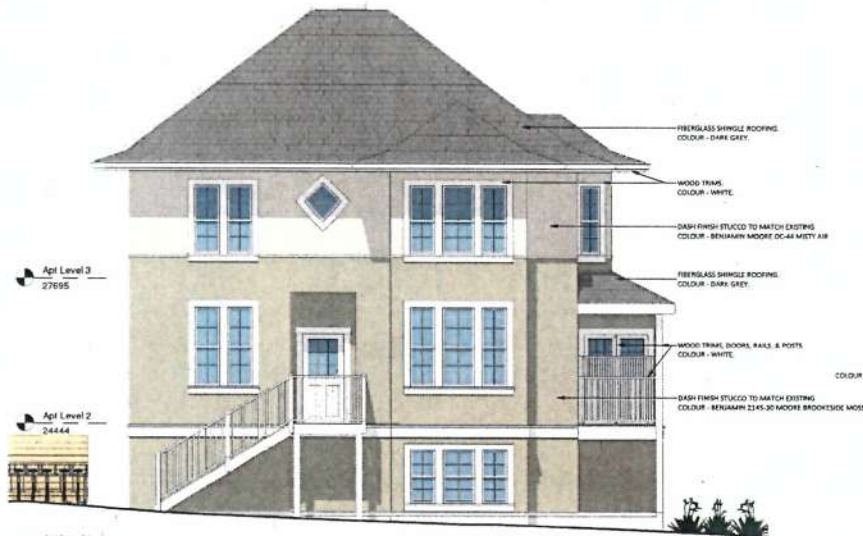
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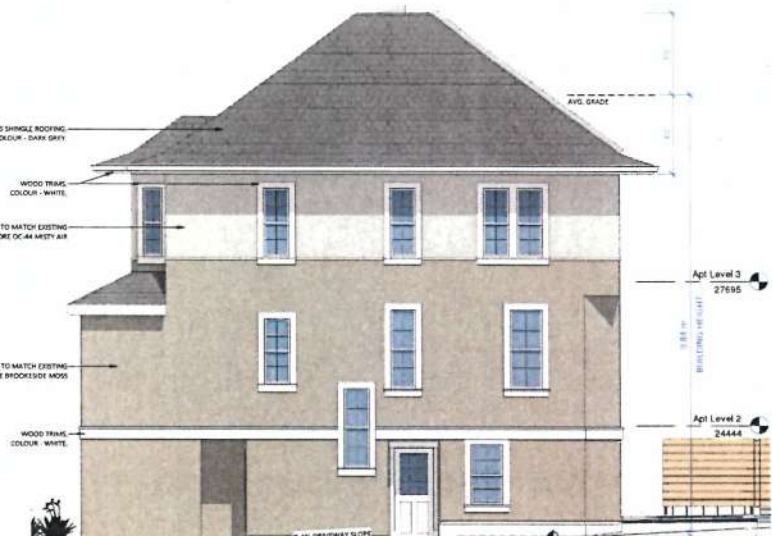
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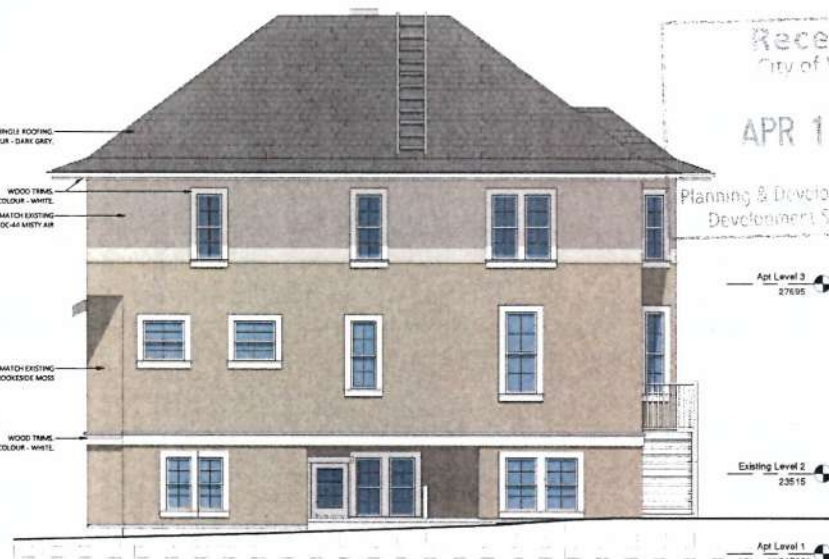
1 East Elevation - Building B



2 West Elevation - Building B



3 North Elevation - Building B



4 South Elevation - Building B





Issue	Date
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Revision	
Rev. Description	

Consultant

2220 Cook  
Street  
Victoria, BC

### Spatial Separations

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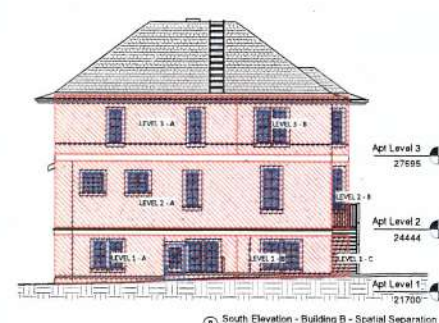
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[illegible]

A3 11

AS.11



QUEENS AVENUE



9 Site Plan - Spatial Separations  
1 : 200

#### LIMITING DISTANCE & SPATIAL SEPARATIONS ANALYSIS

BIOE 1101-10A									
EXPERIMENT AND DATE OF COMPLETION	CONTROL (SOURCE FOLIO)	BIOASSAY #	GENOTYPE	EXPOSURE (DURATION IN HOURS)		BIOASSAY #	ANALYTICAL RESULTS		
				RESIDENCY	POSTURE		REAL	QUANTIFICATION	
EXPT 1 (A,B,C)	17-27	20-21	1-10	100	100	100			
EXPT 2 (A,B,C)	17-27	27-28	6-21	100	100	100			
EXPT 3 (A,B,C)	17-27	27-28	6-21	100	100	100			
WEST (A,B,C)	1-10	10-20	1	20	1	10			
WEST (A,B,C)	1-10	1-10	1	20	1	10			
WEST (A,B,C)	1-10	27-28	1-21	20	21	10			
WEST (A,B,C)	1-10	27-28	1-21	20	21	10			
NORTH (A,B,C)	1-10	10-20	1	20	1	10			
NORTH (A,B,C)	1-10	1-10	1	20	1	10			
NORTH (A,B,C)	1-10	27-28	1-21	20	21	10			
NORTH (A,B,C)	1-10	27-28	1-21	20	21	10			
SOUTH (A,B,C)	1-10	10-20	1	20	1	10			
SOUTH (A,B,C)	1-10	1-10	1	20	1	10			
SOUTH (A,B,C)	1-10	27-28	1-21	20	21	10			

[illegible]

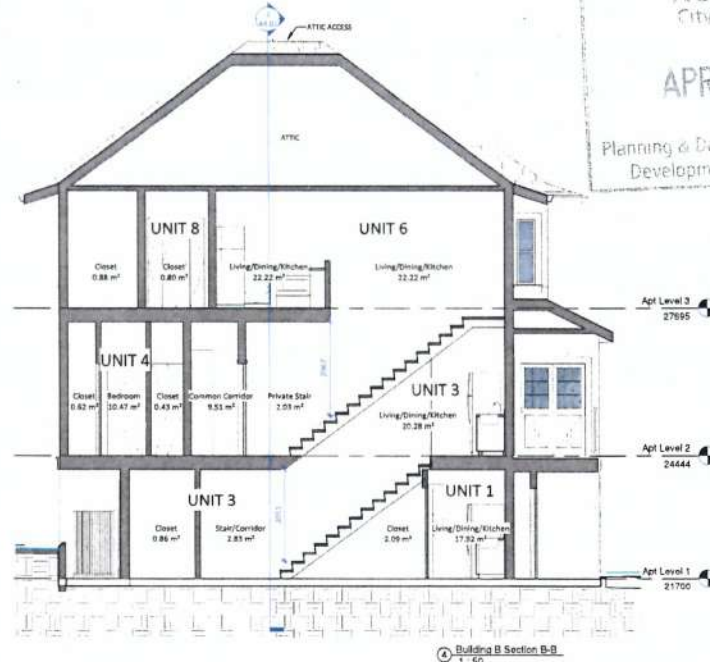
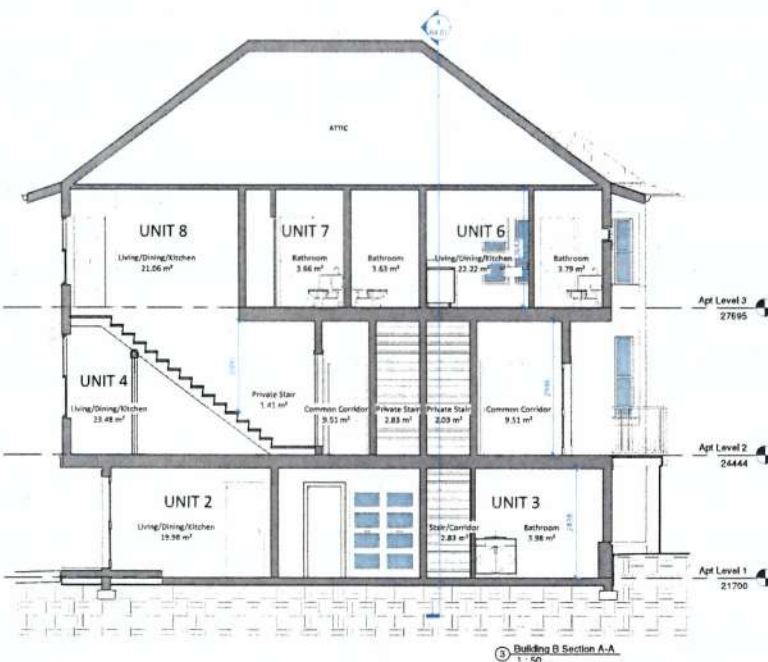
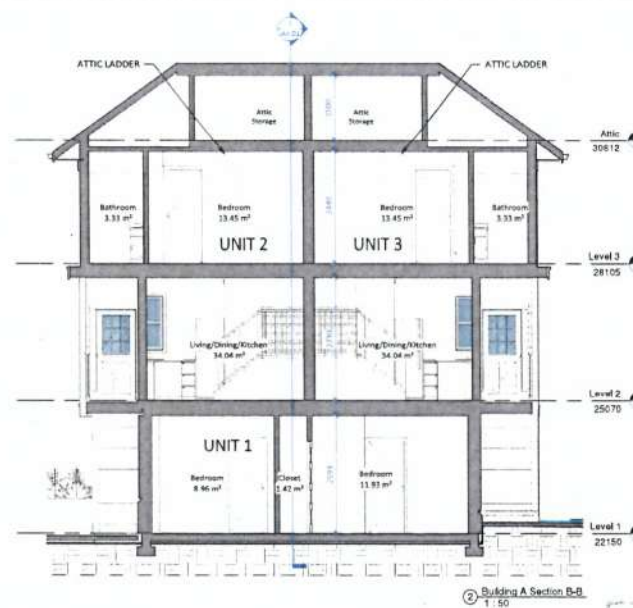
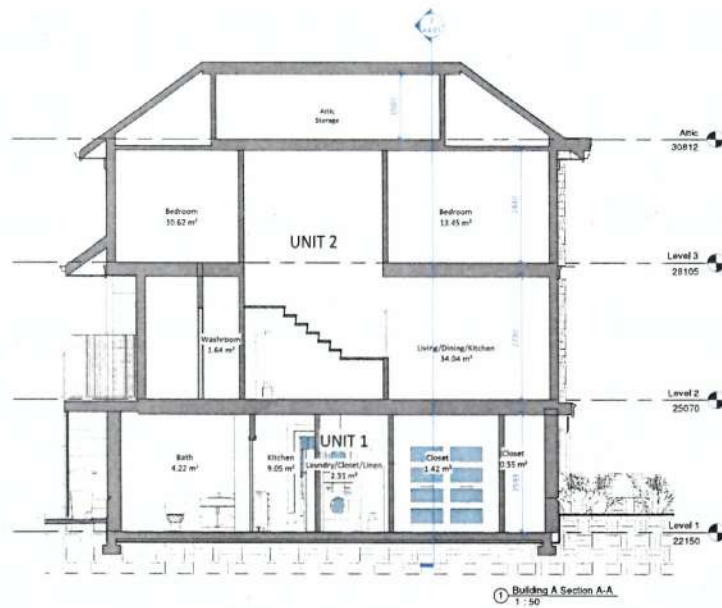
(10) Building A - Window Overlay at South Neighbor

City of Victoria

APR 18 2019

Planning & Development Department  
Development Services Division

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Christine Lintott  
Architects

Suite 3 - 284 Graham Avenue, Victoria, BC V8T 1A5  
Telephone: 257-542-1900  
www.christinelintott.com

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Revision

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City of Victoria

APR 18 2019

Planning & Development Department  
Development Services Consultant

2220 Cook  
Street  
Victoria, BC

Building Sections

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