

EXISTING BUILDING TEMPORARY USE PERMIT APPLICATION

320 COOK ST, VICTORIA BC

LEGAL DESCRIPTION

LOT 1, FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN 33046

PROJECT CONTACTS

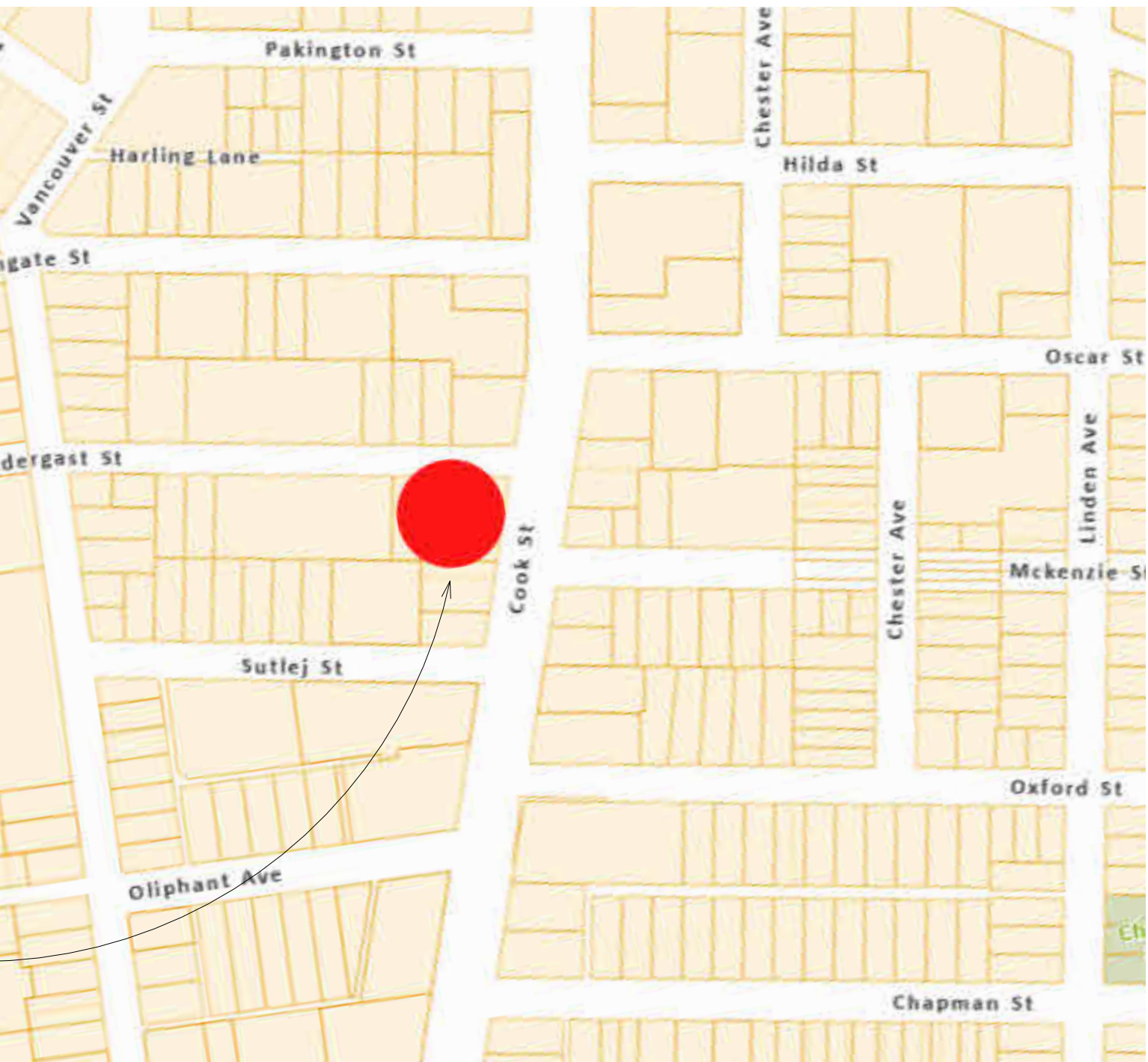
OWNER

Jawl Properties
200-1515 Douglas St
Victoria, BC

ARCHITECT

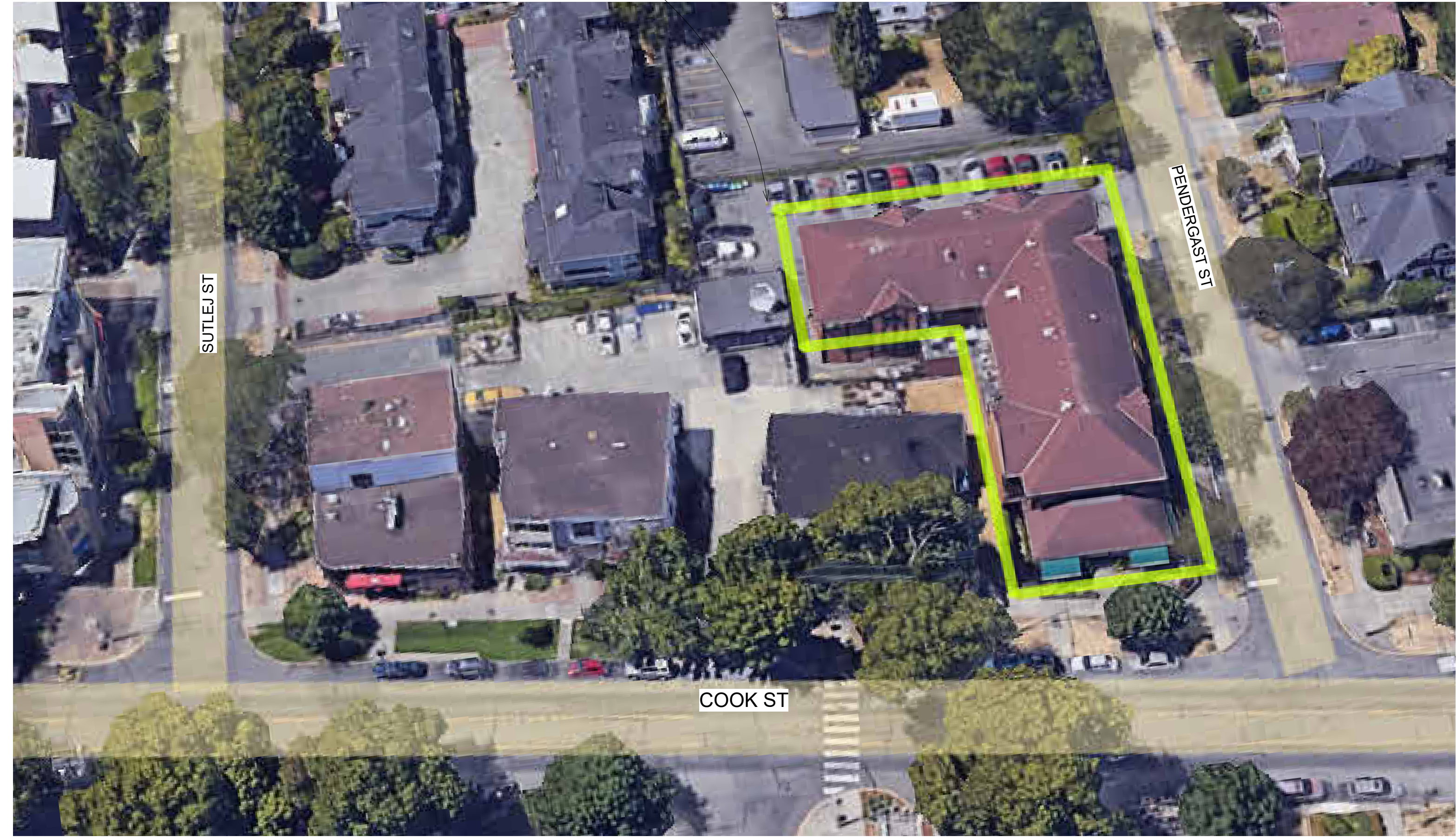
Cascadia Architects
101-804 Broughton Street
Victoria, BC
250.590.3223

320-1075 COOK STREET,
LOT 1, FAIRFIELD FARM ESTATE,
VICTORIA CITY, PLAN 33046

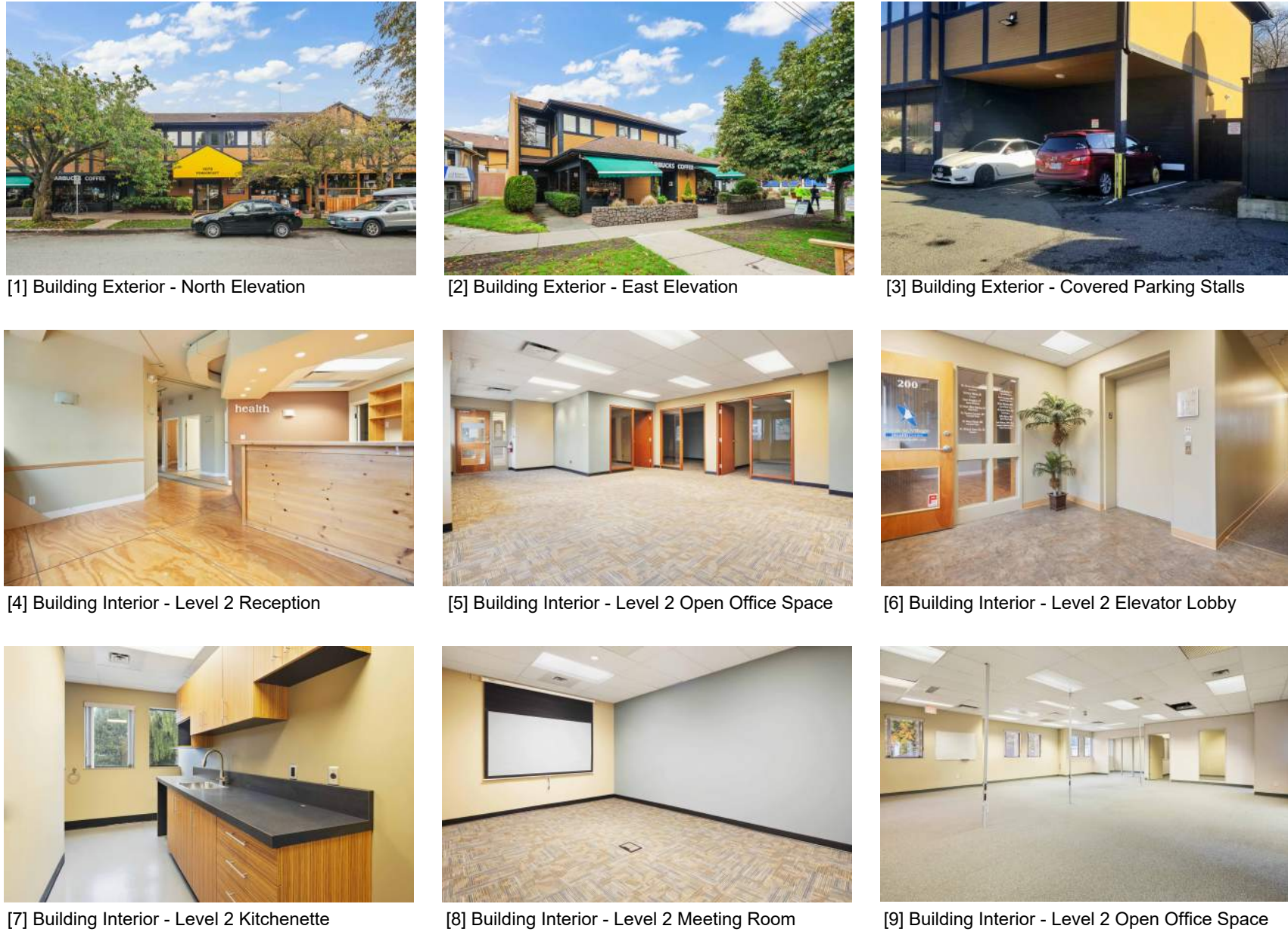


KEY PLAN

320-1075 COOK STREET,
LOT 1, FAIRFIELD FARM ESTATE,
VICTORIA CITY, PLAN 33046



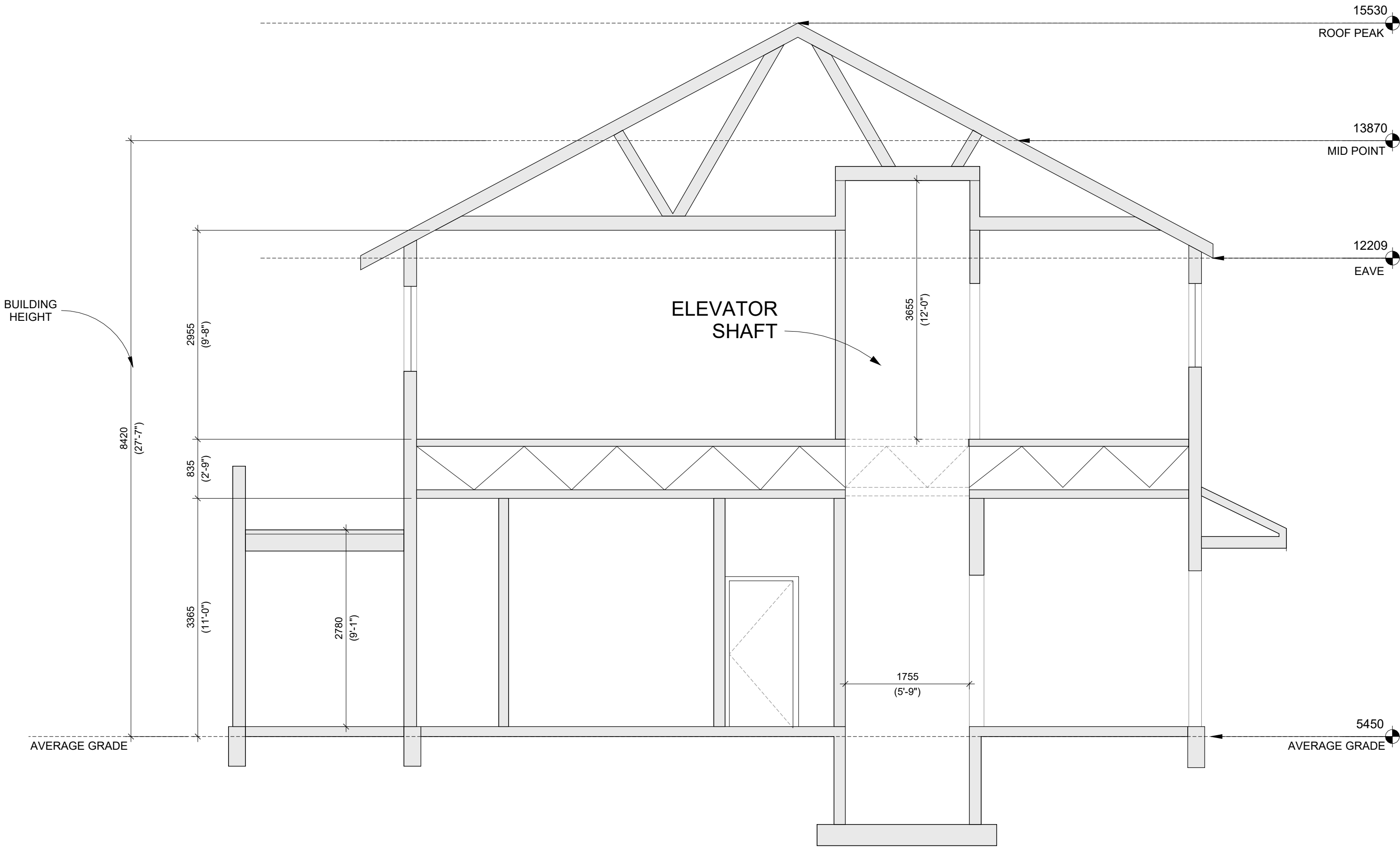
SITE CONTEXT



BUILDING IMAGES

Revisions

Received Date:
September 18, 2023



EXISTING BUILDING SECTION

1 : 100

Jawl Properties
320 Cook Street
September 13, 2023

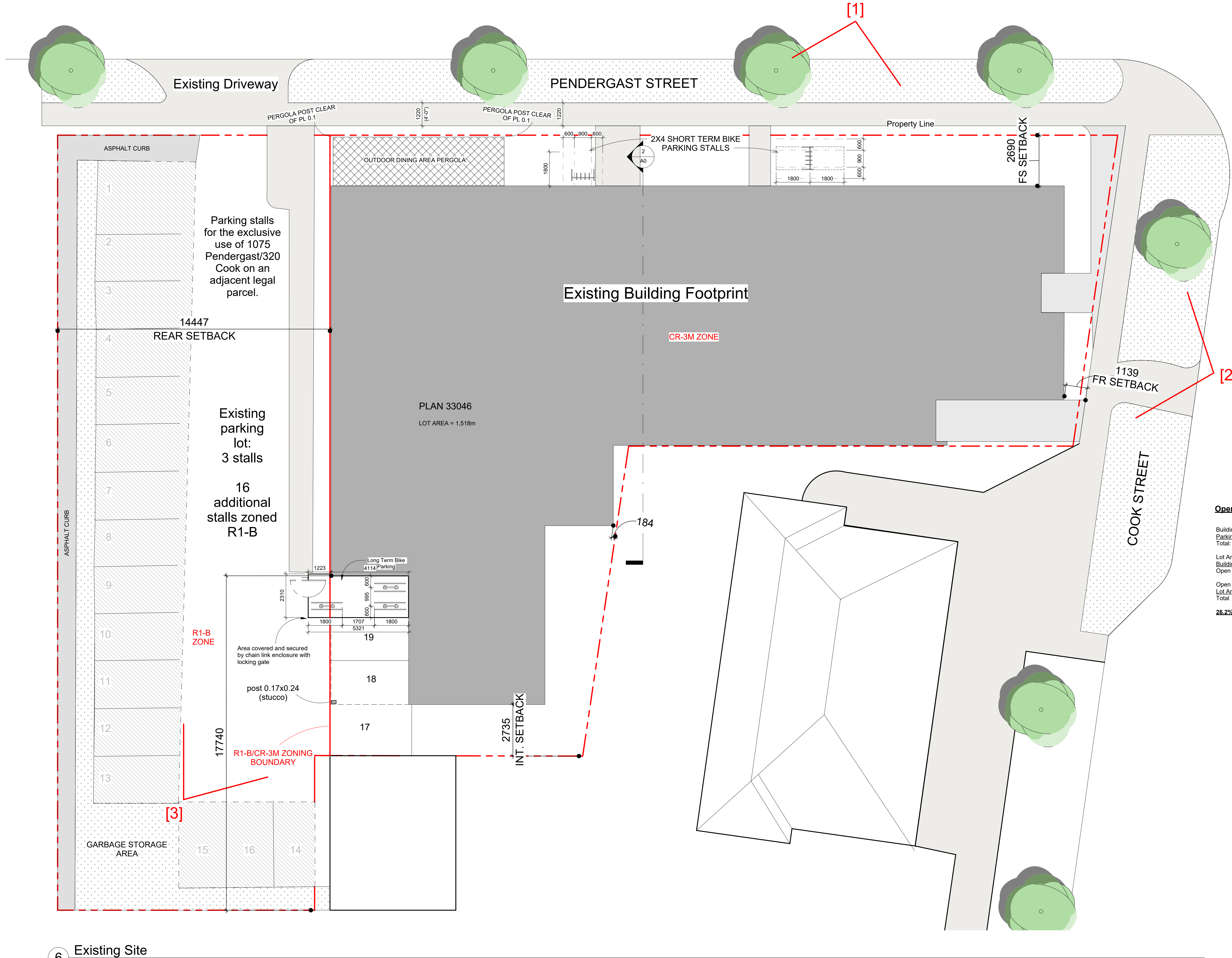
Project #	2137	Date	September 13, 2023
Sheet #	A0	Revision	3



CASCADIA ARCHITECTS INC
1060 Meares Street
Victoria BC V8V 3J6 Canada
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6 Existing Site
SCALE = 1 : 100

DATA	
MUNICIPALITY	CITY OF VICTORIA
MUNICIPAL ADDRESS	320-1075 COOK STREET, VICTORIA BC
LEGAL DESCRIPTION	LOT 1, FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN 33046
PROJECT DESCRIPTION	2 STOREY MIXED USE BUILDING

PROJECT INFORMATION		
ZONE (EXISTING)	CR-3M / R1-B	
USE	OFFICE (PROPOSED)	
SITE AREA (m²)	1518	
TOTAL FLOOR AREA (m²)	1207.42	
FLOOR SPACE RATIO	0.795 : 1	
SITE COVERAGE (%)	80%	
OPEN SITE SPACE (%)	26.2%	
HEIGHT (m)	8.42	
STOREYS	2.00	
	REQUIRED	PROVIDED
PARKING STALLS (#) ON SITE	33	3
BICYCLE PARKING - LONG TERM	6	6
BICYCLE PARKING - SHORT TERM	8	8

BUILDING SETBACKS (m)		
	3.0 first storey 6.0 upper storeys	1.14
STREET FRONT (COOK)		
WEST (REAR)	6.00	14.45
INTERIOR	2.40 or nil	2.74
FLANKING STREET	2.40	2.69

Open Site Space Calculations

Building: 659.76m²
Parking: 459.89m²
Total: 1119.65m²

Lot Area: 1518m²
Building & Parking: 1119.65m²
Open Site Space: 398m²
Open Site Space: 398m²
Lot Area: 1518m²
Total: 0.262

26.2%

Floor Space Ratios Calculations

Floor Area 1: 646.75m²
Floor Area 2: 560.67m²
Total (Structure): 1207.42m²

Lot Area: 1518m²
Total (Structure): 1207.42m²
Lot Area: 1518m²
Total: 0.795

0.795 : 1

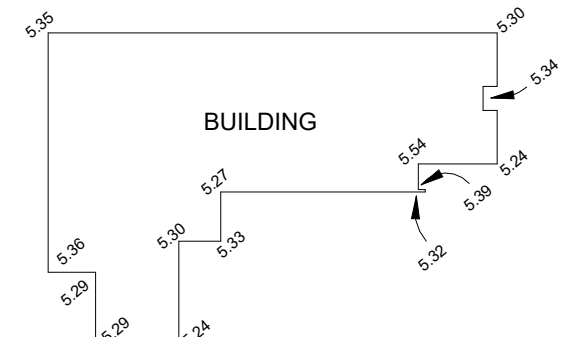
Site Coverage Calculations

Main Structure: 646.75m²
Pergola: 23.48m²
Total (Structure): 670.23m²

Lot Area: 1518m²
Total (Structure): 670.23m²
Lot Area: 1518m²
Total: 0.442

44.2%

Average Grade Calculations



Calculations
Weighted average elevation for each side
(Elev. 1 + Elev. 2)/2 x Length

Points A&B: (5.29m+5.24)/2 x 7.23 = 38.07
Points B&C: (5.24m+5.30)/2 x 9.48 = 49.96
Points C&D: (5.30m+5.33)/2 x 3.63 = 19.29
Points D&E: (5.33m+5.27)/2 x 4.27 = 22.63
Points E&F: (5.27m+5.32)/2 x 17.715 = 93.80
Points F&G: (5.32m+5.39)/2 x 0.81 = 4.34
Points G&H: (5.39m+5.54)/2 x 2.22 = 12.13
Points H&I: (5.54m+5.24)/2 x 6.23 = 36.81
Points I&J: (5.24m+5.34)/2 x 4.63 = 24.49
Points J&K: (5.34m+5.34)/2 x 1.22 = 6.51
Points K&L: (5.34m+5.34)/2 x 2.08 = 11.12
Points L&M: (5.34m+5.34)/2 x 1.22 = 6.51
Points M&N: (5.34m+5.30)/2 x 4.64 = 24.69
Points N&O: (5.30m+5.35)/2 x 38.89 = 207.09
Points O&P: (5.35m+5.36)/2 x 20.74 = 111.96
Points P&Q: (5.36m+5.29)/2 x 4.11 = 21.89
Points Q&A: (5.29m+5.29)/2 x 6.79 = 35.92
TOTAL = 726.31

Divided by perimeter 726.31 / 136.51 = 5.32

Average grade = 5.32m

NOTE: There is no proposed change to the average grade of the site.

BC Building Code Grade is determined as the lowest average grade at an exterior wall. This occurs at the project's Points A&B: (5.29+5.24) / 2 = 5.267

BCBC Grade = 5.267m

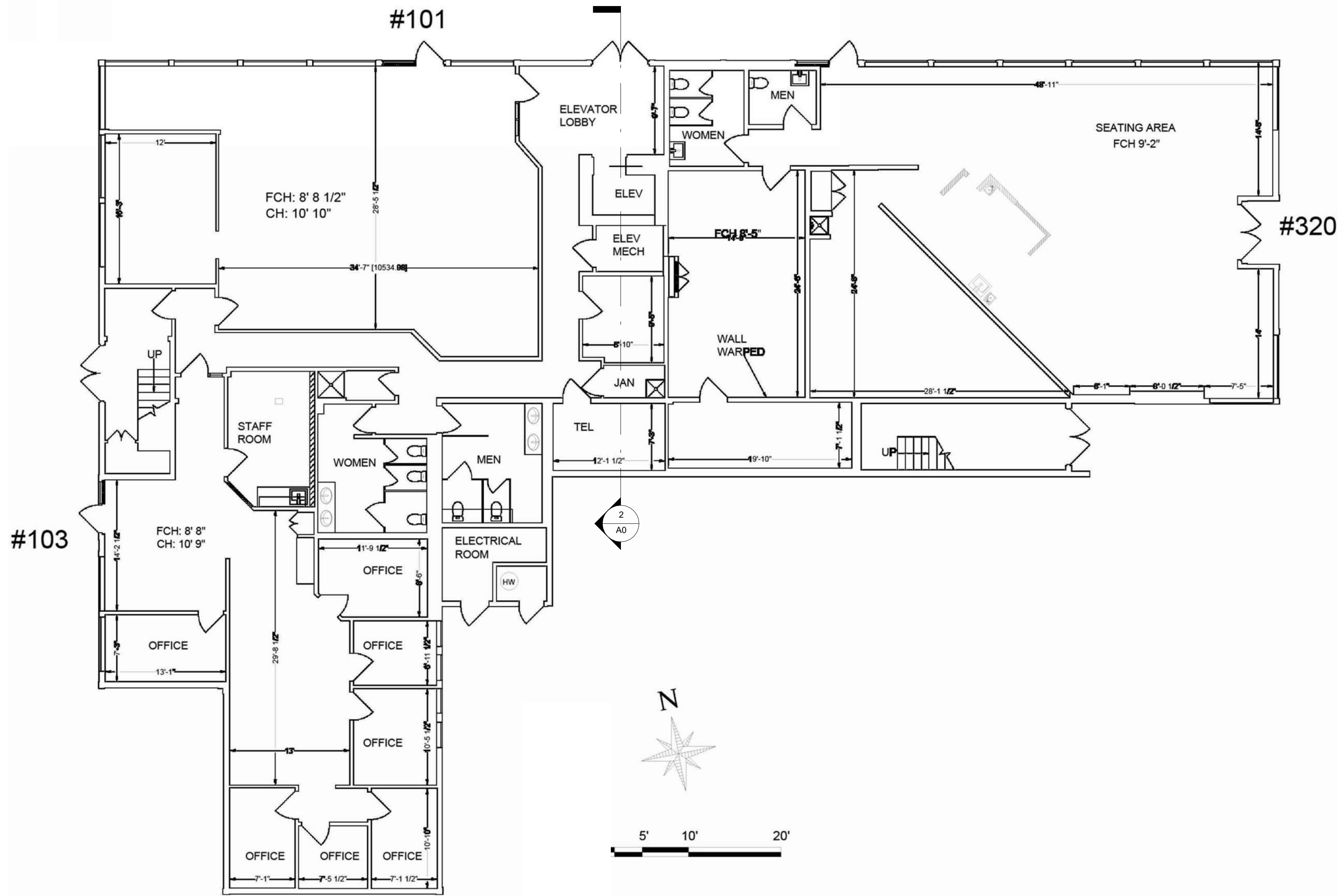
3	RZ Rev 1	Sept. 13, 2023
2	Text Amendment RZ Application	Feb. 28, 2023
1	Revised Temporary Use Permit Application	Dec. 10, 2021
NO.	DESCRIPTION	DATE



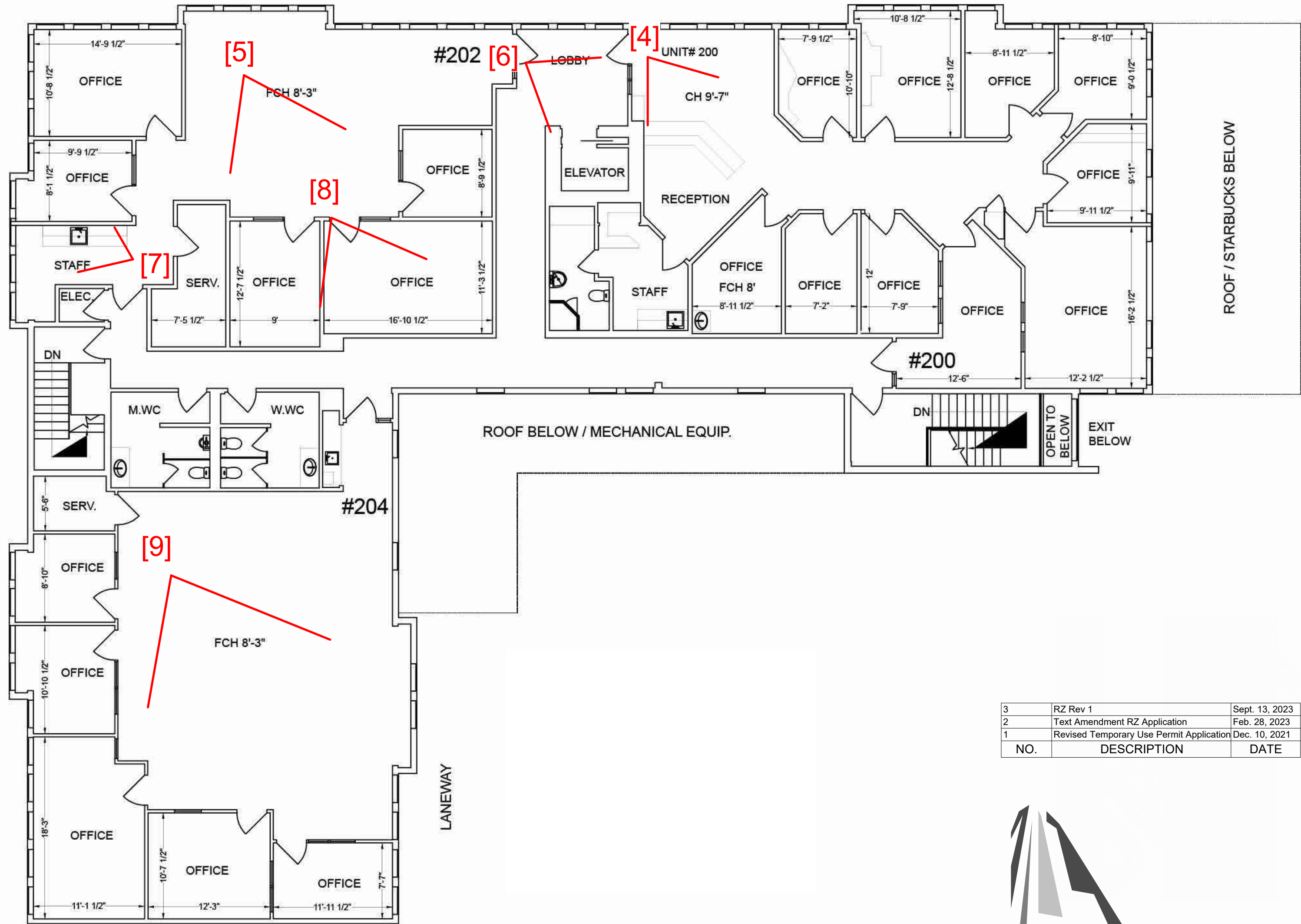
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320 Cook Street	
Jawl Properties	
Existing Site Plan	
Date	September 13, 2023
Scale	As indicated
Project #	2137
Revision	3
Sheet #	A1



1 Existing Level 1 OFFICE / PERSONAL SERVICE / RETAIL
SCALE = 1 : 100



2 Existing Level 2 - OFFICE / PERSONAL SERVICE
SCALE = 1 : 100

3	RZ Rev 1	Sept. 13, 2023
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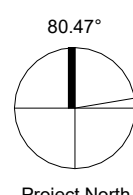
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320 Cook St.
Parking
Requirements

Area	Class of Use	Gross Floor Area (sqft)	Floor Area (sqm)	Gross Floor Area (sqm) Interior + Patio	Requ'd sqm / stall	Required Long Term Bike Stalls	Requ'd sqm / stall	Required Short Term Bike Stalls	Requ'd sqm / stall	Required Car Stalls
1st Floor										
Village Taverna	Restaurant	1734	161.09	191.09 incl'd above	400	0.48	100	1.91	25	7.64
Starbucks	Restaurant	2591	240.71	288.71 incl'd above	400	0.72	100	2.89	25	11.55
Podiatrist Office	Medical Office	1797	166.95	166.95	200	0.83	300	0.56	40	4.17
2nd Floor										
Office		6035	560.67	560.67	150	3.74	200	2.80	40	14.02
						Total Long Term Bike Stalls Required		Total Short Term Bike Stalls Required		Total Car Stalls Required
						6		8		37
						Total Long Term Bike Stalls Provided		Total Short Term Bike Stalls Provided		Total Car Stalls Provided
						6		8		3

320 Cook Street



Jawl Properties

Sheet Name
**Existing Building
Information for Text
Amendment RZ Application**

Date
September 13, 2023

Scale
1 : 100

Project #
2137

Revision
Sept. 13, 2023

3

Sheet #
A2



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