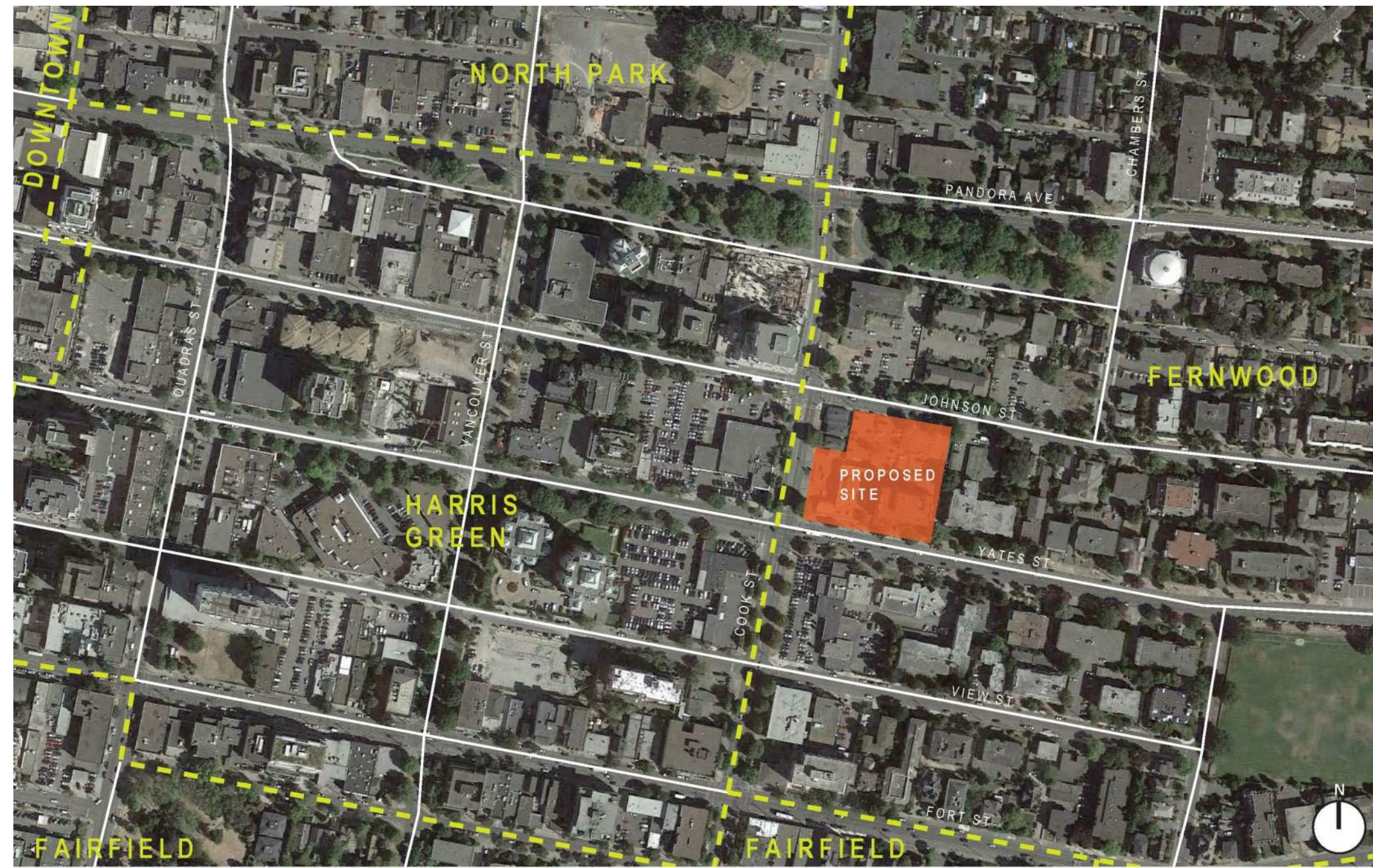




PROPOSED BUILDINGS IN CONTEXT



SITE CONTEXT

PROSCENIUM

ARCHITECTURE + INTERIORS INC.

1 WEST 7TH AVENUE
VANCOUVER BC V5Y 1L4 CANADA

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F 604.879.1486
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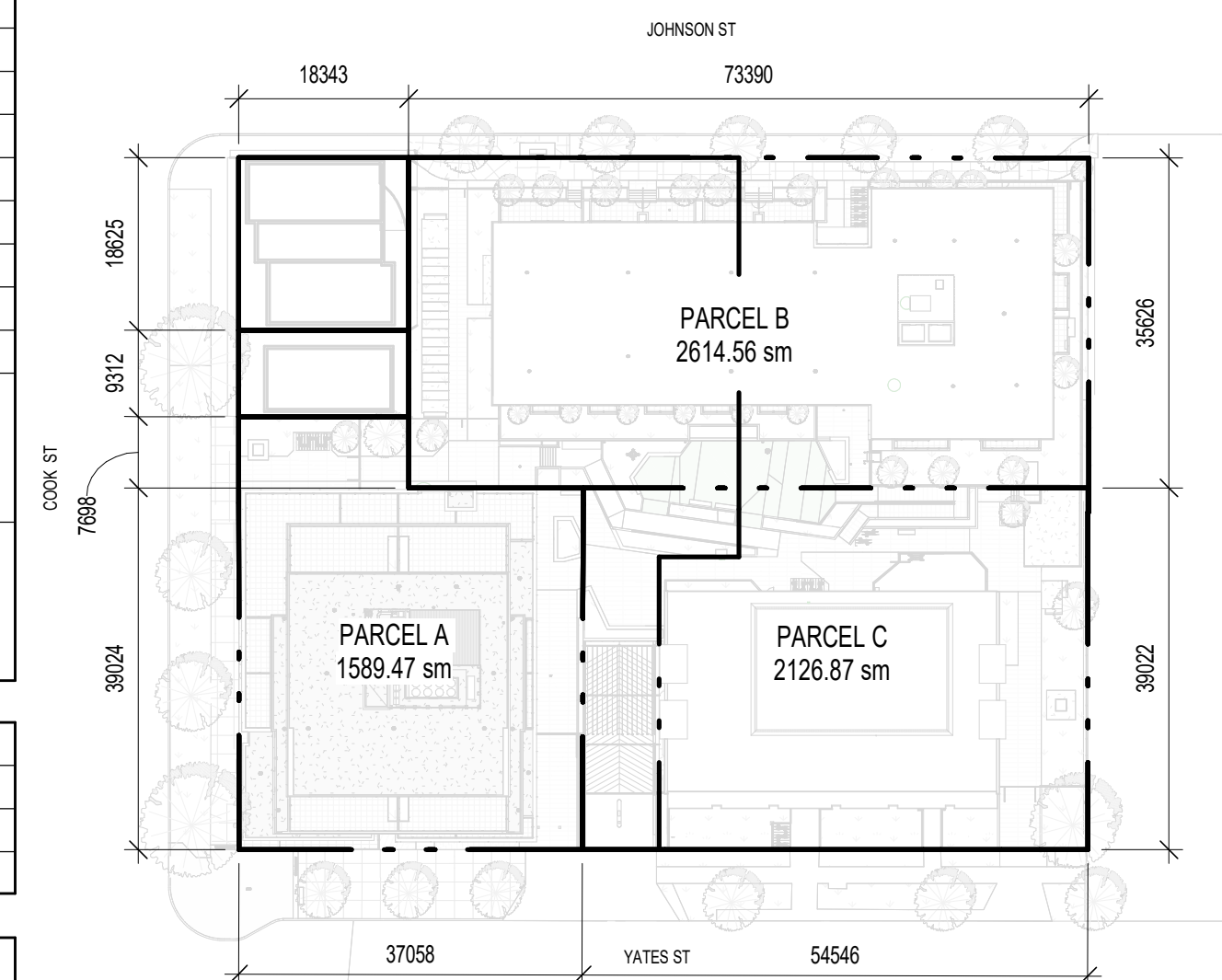


REZONING & DEVELOPMENT PERMIT SHEET LIST	
Sheet Number	Sheet Name
A000	COVER PAGE
A050	EXISTING SITE PLAN
A060	3D VIEWS
A061	3D VIEWS
A062	CITY CONTEXT VIEWS
A100	SITE PLAN
A101	SITE CONTEXT
A102	SHADOW STUDIES
A103	BUILDING GRADE CALCULATIONS
A104	OPEN SITE SPACE & SITE COVERAGE DIAGRAMS
A121	OVERALL LEVEL 2 PLAN
A122	OVERALL LEVEL 3 PLAN
A123	OVERALL LEVEL 4-5 PLAN
A124	OVERALL LEVEL 6 PLAN
A125	OVERALL LEVEL 7-8 PLAN
A126	OVERALL LEVEL 9 PLAN
A127	OVERALL LEVEL 10 TO ROOF
A200	LEVEL P3
A201	LEVEL P2
A202	LEVEL P1
A203	LEVEL P1 UPPER PARKING
A204	TOWER - LEVEL 1
A205	TOWER - LEVEL 2
A206	TOWER - LEVEL 3 & 4-6
A207	TOWER - LEVEL 7-11 & LEVEL 12
A208	TOWER - ROOF DECK & MECH PENTHOUSE
A209	6 STOREY - LEVEL 1
A210	6 STOREY - LEVELS 2 TO 3

REZONING & DEVELOPMENT PERMIT SHEET LIST	
Sheet Number	Sheet Name
A211	6 STOREY - LEVELS 4 TO 6
A212	6 STOREY - ROOF
A220	MEDICAL OFFICE BASEMENT
A221	MEDICAL OFFICE GROUND LEVEL
A222	MEDICAL OFFICE TYPICAL LEVEL
A300	STREET ELEVATIONS
A305	BUILDING ELEVATION
A307	BUILDING ELEVATION
A308	BUILDING ELEVATION
A309	BUILDING ELEVATION
A316	BUILDING ELEVATION
A317	BUILDING ELEVATION
A318	BUILDING ELEVATION
A410	OVERALL SITE SECTIONS
A411	OVERALL SITE SECTIONS
A412	OVERALL SITE SECTIONS
A413	OVERALL SITE SECTIONS
A414	OVERALL SITE SECTIONS
A415	OVERALL SITE SECTIONS
A416	OVERALL SITE SECTIONS
A501	3D VIEWS
A502	3D CONTEXT VIEWS
A503	STREET VIEW ALONG JOHNSON STREET
A504	PARKING ENTRANCE
A505	3D VIEWS

PROJECT INFORMATION TABLE

PARCEL A		PARCEL B		PARCEL C	
ZONE	CUSTOM	ZONE	CUSTOM	ZONE	CUSTOM
SITE AREA	1,589.47 m ²	SITE AREA	2,614.56 m ²	SITE AREA	2,126.87 m ²
TOTAL FLOOR AREA	8,526.66 m ²	TOTAL FLOOR AREA	6,641.76 m ²	TOTAL FLOOR AREA	3,663.93 m ²
COMMERCIAL FLOOR AREA	1,387.27 m ²	COMMERCIAL FLOOR AREA	N/A	COMMERCIAL FLOOR AREA	3,663.93 m ²
FLOOR SPACE RATIO	5.36	FLOOR SPACE RATIO	2.54	FLOOR SPACE RATIO	1.73
SITE COVERAGE %	76.0%	SITE COVERAGE %	68.6%	SITE COVERAGE %	50.2%
OPEN SITE SPACE %	25.7%	OPEN SITE SPACE %	32.5%	OPEN SITE SPACE %	57.09%
HEIGHT OF BUILDING (m)	41.09 m	HEIGHT OF BUILDING (m)	19.70 m	HEIGHT OF BUILDING (m)	23.19 m
NUMBER OF STOREYS	12 STOREYS (MIXED USE)	NUMBER OF STOREYS	6 STOREYS (RESIDENTIAL)	NUMBER OF STOREYS	6 STOREYS (MEDICAL BUILDING)
PARKING STALLS ON SITE	REQUIRED: 87 RESIDENTIAL, 11 VISITOR, 18 COMMERCIAL = 116 TOTAL PROPOSED: 70 RESIDENTIAL, 6 VISITOR = 76 TOTAL (7 COMMERCIAL STALLS PROVIDED ON PARCEL B)	PARKING STALLS ON SITE	REQUIRED: 101 RESIDENTIAL, 10 VISITOR, = 111 TOTAL PROPOSED: 59 RESIDENTIAL, 107 COMMERCIAL STALLS PROVIDED FOR PARCELS A & C = 166 TOTAL (15 COMMERCIAL STALLS IDENTIFIED AS TIME OF USE VISITOR STALLS) (SEE PAGE A203 FOR DETAILED CALCULATIONS)	PARKING STALLS ON SITE	REQUIRED: 120 COMMERCIAL = 120 TOTAL PROPOSED: 0 (100 COMMERCIAL STALLS PROVIDED ON PARCEL B) (SEE PAGE A203 FOR DETAILED CALCULATIONS)
BICYCLE PARKING NUMBER	REQUIRED: 118 LONG TERM RESIDENTIAL, 5 LONG TERM COMMERCIAL, 11 SHORT TERM RESIDENTIAL, 9 SHORT TERM COMMERCIAL PROPOSED: 103 LONG TERM RESIDENTIAL, 5 LONG TERM COMMERCIAL, 11 SHORT TERM RESIDENTIAL, 13 SHORT TERM COMMERCIAL, + 5 ELEC. BIKE SHARE	BICYCLE PARKING NUMBER	REQUIRED: 115 LONG TERM RESIDENTIAL, 10 SHORT TERM RESIDENTIAL PROPOSED: 105 LONG TERM RESIDENTIAL, 10 SHORT TERM RESIDENTIAL, + 5 ELEC. BIKE SHARE	BICYCLE PARKING NUMBER	REQUIRED: 24 LONG TERM COMMERCIAL, 18 SHORT TERM COMMERCIAL PROPOSED: 27 LONG TERM COMMERCIAL, 18 SHORT TERM COMMERCIAL
BUILDING SETBACKS		BUILDING SETBACKS		BUILDING SETBACKS	
FRONT YARD (COOK ST)	0.40m	FRONT YARD	(JOHNSON ST) 2.45m TO PLANTER, 3.31m TO FIN WALL	FRONT YARD	(YATES ST) 4.42m TO LARGE LVL, 2 OVERHANG, 8.86m TO BUILDING FACE
REAR YARD	4.80m	REAR YARD	0.15m TO STAR, 5.12m TO BUILDING FACE	REAR YARD	11.09m TO BUILDING FACE EXISTING FIN WALL
SIDE YARD - NORTH	7.85m / 0.04m	SIDE YARD - EAST	0.72m TO PLANTER, 4.85m TO BUILDING FACE	SIDE YARD - EAST	8.87 m
SIDE YARD - SOUTH	0.84m	SIDE YARD - WEST	9.56m TO BUILDING FACE	SIDE YARD - WEST	8.30 m
RESIDENTIAL USE DETAILS		RESIDENTIAL USE DETAILS		RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	107	TOTAL NUMBER OF UNITS	104	TOTAL NUMBER OF UNITS	N/A
UNIT TYPE	80 ONE BEDROOM, 25 TWO BEDROOM, 2 THREE BEDROOM	UNIT TYPE	12 STUDIO, 54 ONE BEDROOM, 36 TWO BEDROOM, 2 THREE BEDROOM	UNIT TYPE	N/A
GROUND ORIENTED UNITS	0	GROUND ORIENTED UNITS	16	GROUND ORIENTED UNITS	N/A
MINIMUM UNIT FLOOR AREA (m ²)	40.9 m ²	MINIMUM UNIT FLOOR AREA (m ²)	31.34 m ²	MINIMUM UNIT FLOOR AREA (m ²)	N/A
TOTAL RESIDENTIAL FLOOR AREA (m ²)	7,139.38 m ²	TOTAL RESIDENTIAL FLOOR AREA (m ²)	6,641.76 m ²	TOTAL RESIDENTIAL FLOOR AREA (m ²)	N/A



2 PARCEL PLAN
1: 750

COOK STREET PLAZA

1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

LANDSCAPE ARCHITECT

PETER KREUK
DURANTE KREUK LTD.
102 - 1637 WEST 5TH AVENUE,
VANCOUVER, BC V6J 1N5

STRUCTURAL ENGINEER

CLINT PLETT
READ JONES CHRISTOFFERSEN
LTD.
220-645 TYEE ROAD, VICTORIA,
BC V9A 6X5

MECHANICAL ENGINEER

CASSIDY TAYLOR
AME GROUP
721 JOHNSON STREET,
VICTORIA, BC V8W 1M8

ELECTRICAL ENGINEER

JAY SINGH
E2 ENGINEERING
549 HERALD STREET, VICTORIA,
BC V8W 1S5

GEOTECHNICAL ENGINEER

ANDREW JACKSON
RYZUK GEOTECHNICAL
28 CREASE AVENUE, VICTORIA,
BC V8Z 1S3

TRAFFIC ENGINEER

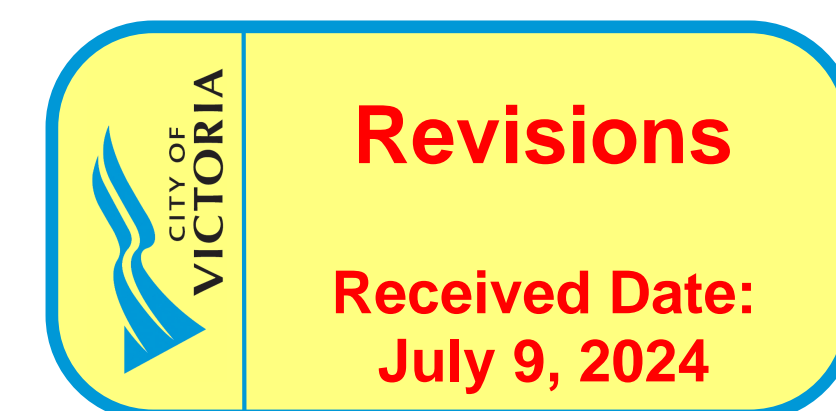
TYLER THOMPSON
BUNT ENGINEERING
530-645 FORT STREET,
VICTORIA, BC V8W 1G2

SURVEYOR

POWELL & ASSOCIATES
250-2950 DOUGLAS STREET
VICTORIA, BC V8T 4N4

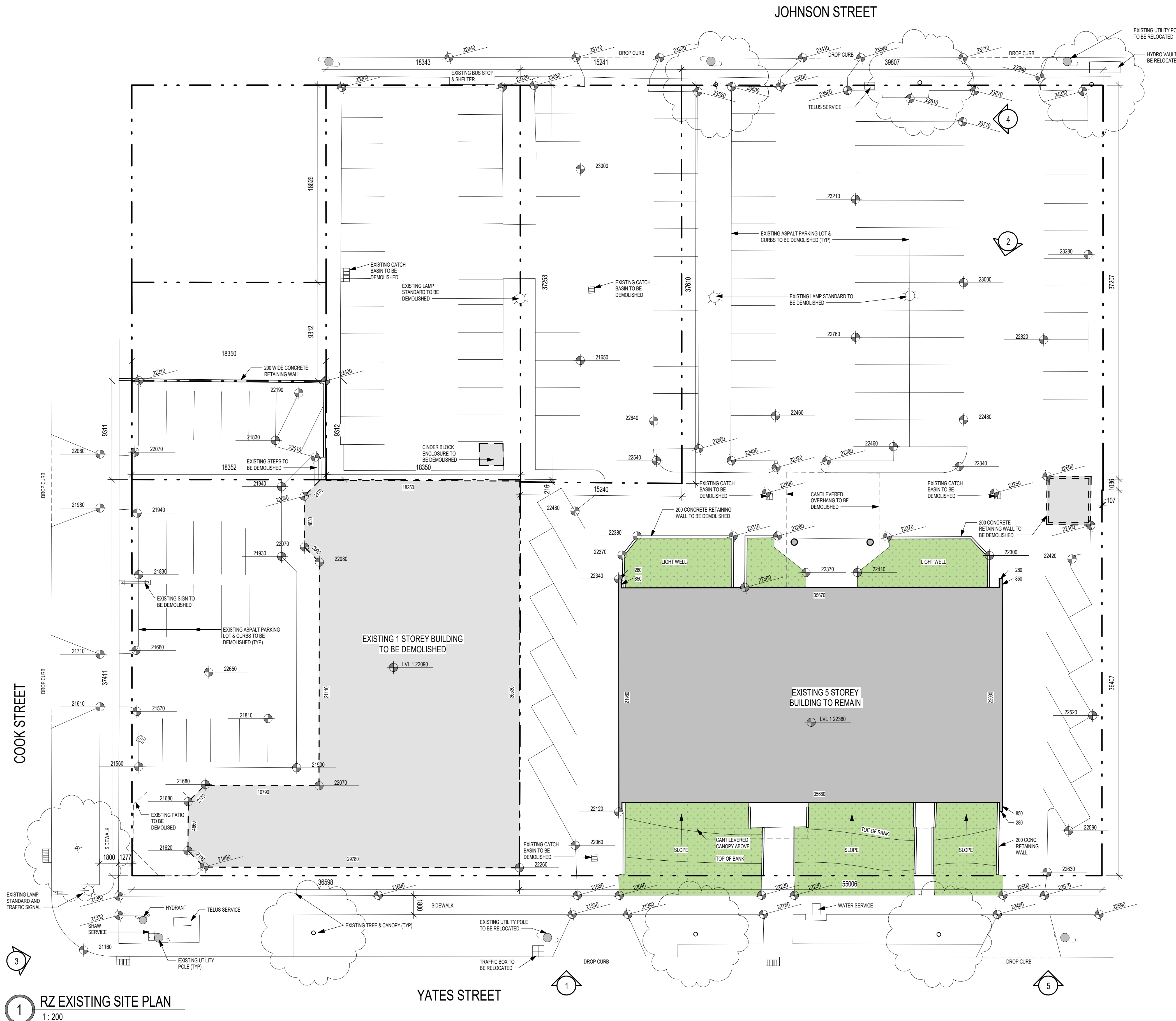
CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES
4212 GLANFORD AVE, VICTORIA,
BC V8Z 4B7



18-13

RESPONSE TO CITY COMMENTS IX
JULY 05, 2024



1 RZ EXISTING SITE PLAN
1 : 200



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Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Y	RESPONSE TO CITY COMMENTS VIII	2024.06.13
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W	RESPONSE TO CITY COMMENTS VI	2024.04.30
V	RESPONSE TO CITY COMMENTS V	2024.04.12
U	RESPONSE TO CITY COMMENTS IV R1	2024.03.28
T	RESPONSE TO CITY COMMENTS IV	2024.03.08
S	RESPONSE TO CITY COMMENTS III	2024.02.27
R	RESPONSE TO CITY COMMENTS II	2024.01.31
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C	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO.	DESCRIPTION	BY	DATE
1	CURRENT REVISION	Z	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE EXISTING SITE PLAN	PROJECT NUMBER 18-13
	DWG. NO. A050

DATE 18.11.20	SCALE 1 : 200	DRAWN Author	CHECKED Checker
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AERIAL VIEW LOOKING SOUTH WEST



STREET VIEW AT COOK & YATES



VIEW LOOKING WEST ALONG YATES



VIEW AT MEWS ENTRANCE & COMMERCIAL BASE

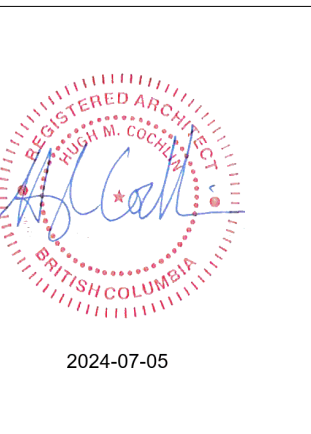
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B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

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PROJECT ADDRESS
**1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.**

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER		
3D VIEWS	18-13		
	DWG. NO.		
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VIEW LOOKING SOUTH EAST AT COOK & JOHNSON



STREET VIEW AT JOHNSON ST



STREET VIEW LOOKING NORTH EAST AT COOK & YATES CORNER



VIEW LOOKING EAST ALONG JOHNSON ST

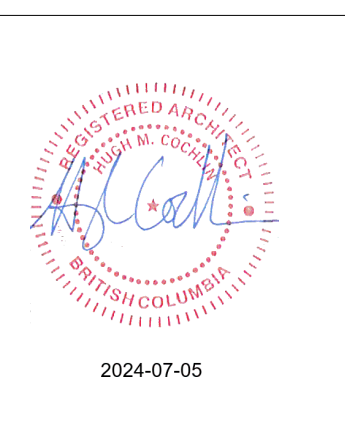
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1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE 3D VIEWS	PROJECT NUMBER 18-13		
	DWG. NO. A061		
DATE 18.11.20	SCALE	DRAWN Author	CHECKED Checker



SITE CONTEXT



1 - VIEW ALONG YATES STREET PAST EXISTING MEDICAL BUILDING



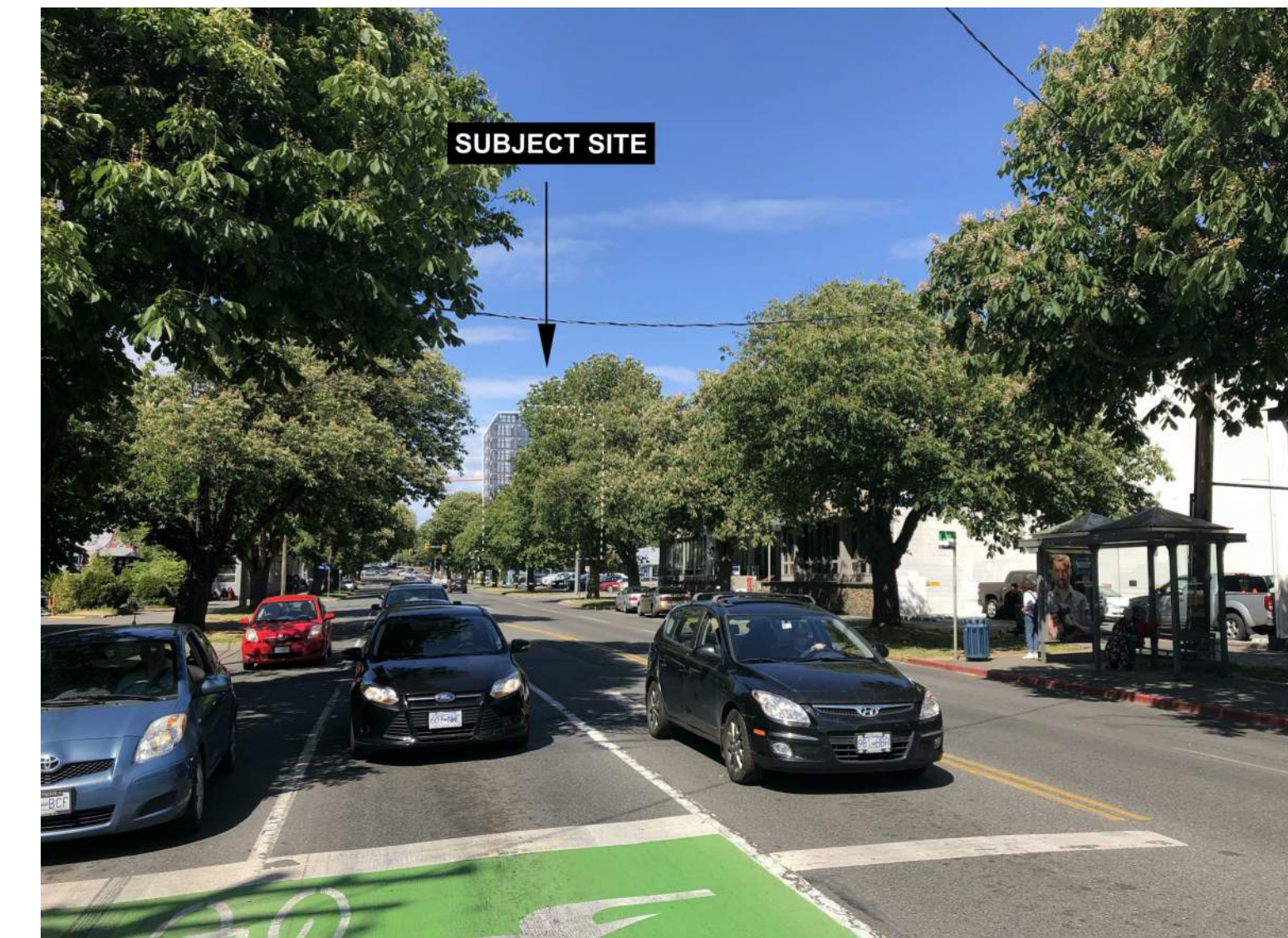
2 - VIEW SOUTH TOWARDS SITE (COOK STREET AT PANDORA AVENUE)



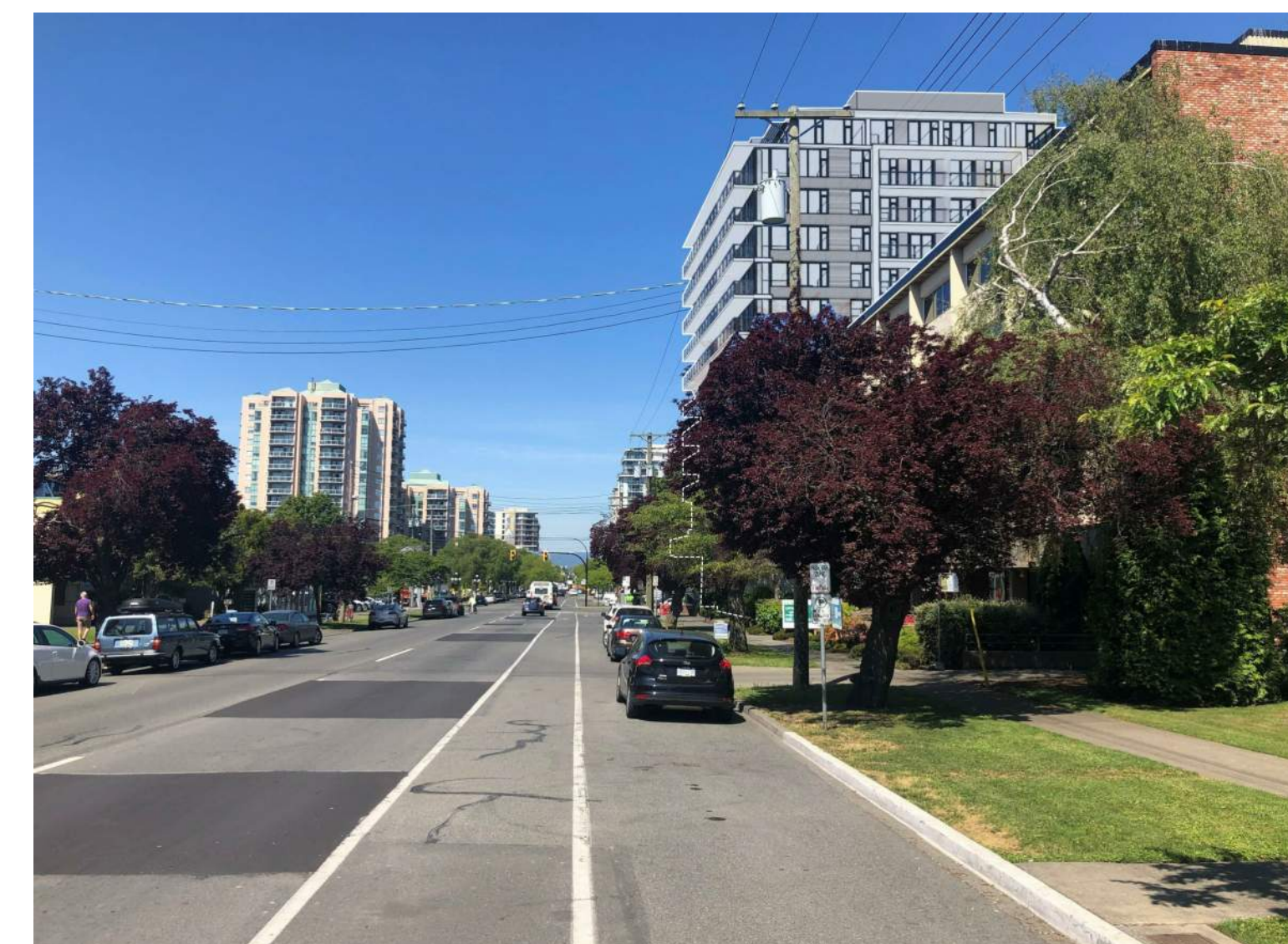
3 - VIEW FROM CENTRAL MIDDLE SCHOOL FIELD



4 - VIEW WEST FROM JOHNSON STREET AT CAMOSUN STREET



5 - VIEW NORTH TOWARDS SITE (COOK STREET AT FORT STREET)

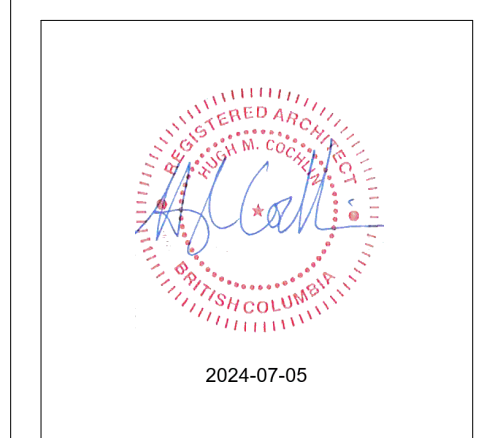


6 - VIEW ALONG YATES STREET

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B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

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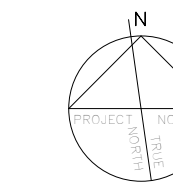
PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER
CITY CONTEXT VIEWS	18-13
	DWG. NO.

A062

DATE	SCALE	DRAWN	CHECKED
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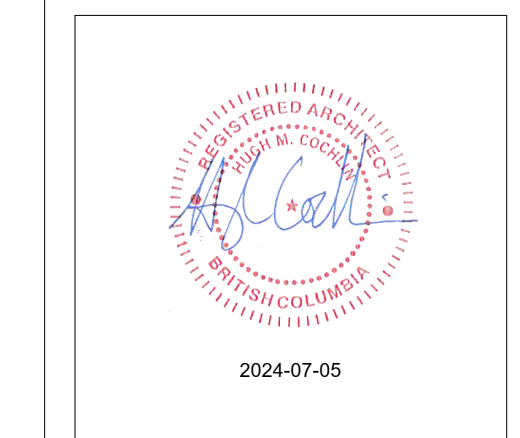
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J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Y	RESPONSE TO CITY COMMENTS VIII	2024.06.13
X	RESPONSE TO CITY COMMENTS VII	2024.05.30
W	RESPONSE TO CITY COMMENTS VI	2024.04.30
V	RESPONSE TO CITY COMMENTS V	2024.04.12
U	RESPONSE TO CITY COMMENTS IV R1	2024.03.28
T	RESPONSE TO CITY COMMENTS IV	2024.03.08
S	RESPONSE TO CITY COMMENTS III	2024.02.27
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J	ISSUED FOR RZ & DP AMENDMENT	2021.05.14
I	ISSUED FOR DRAFT RZ & DP AMENDMENT	2021.04.16
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E	ISSUED FOR RZ & DP REVISION	2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
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B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

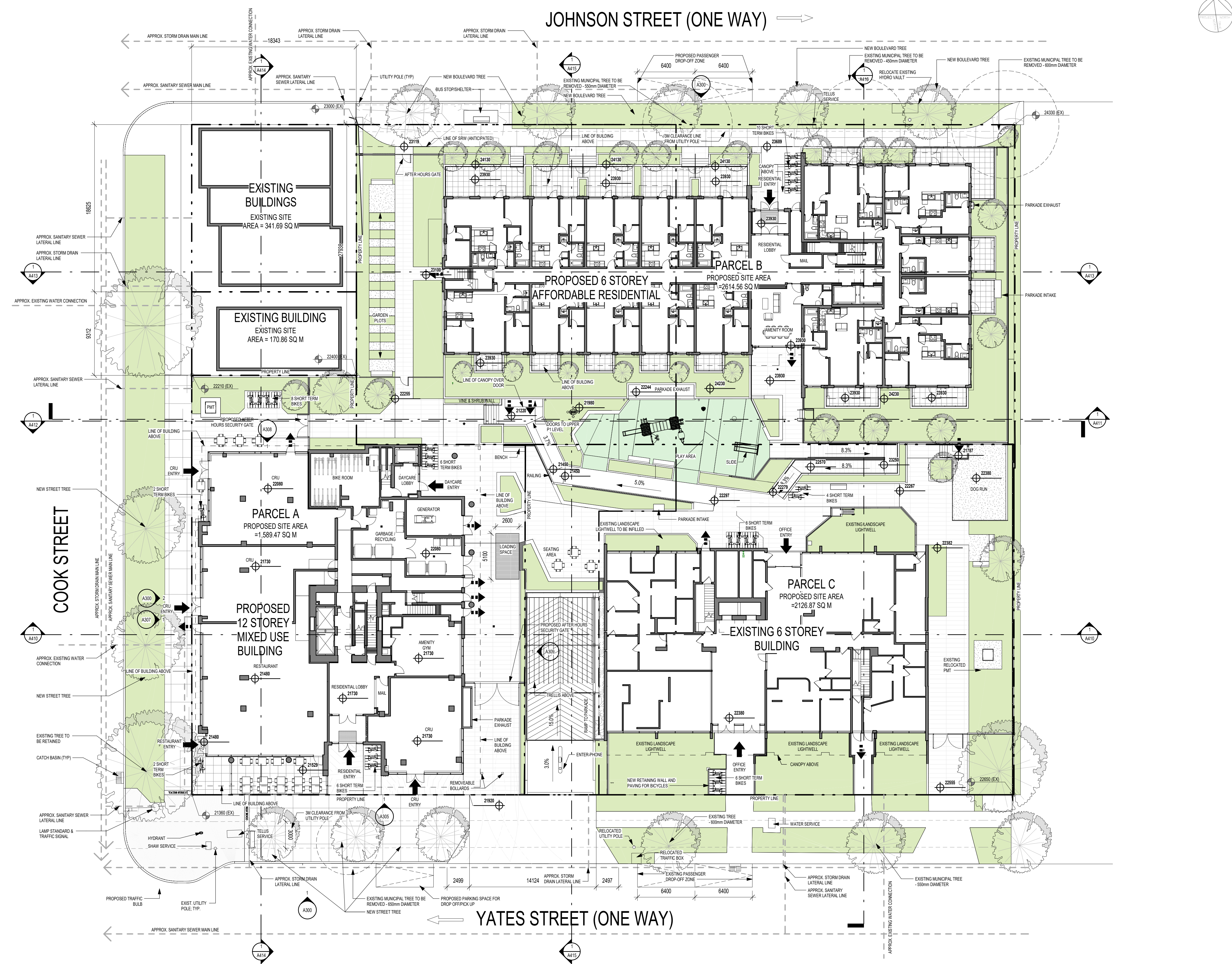
NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



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JOHNSON ST.

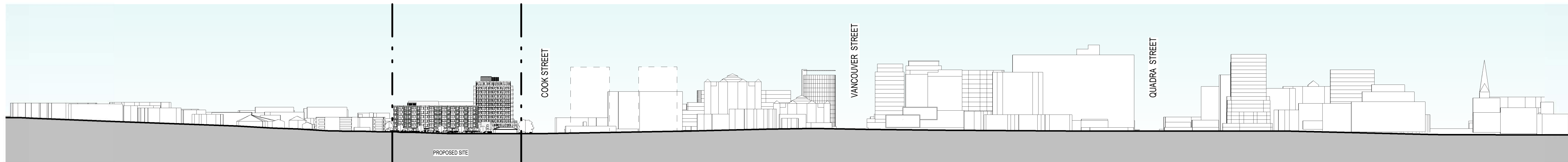
PROJECT
COOK STREET PLAZA

DRAWING TITLE SITE PLAN	PROJECT NUMBER 18-13
	DWG. NO. A100
DATE 18.11.20	SCALE 1:200
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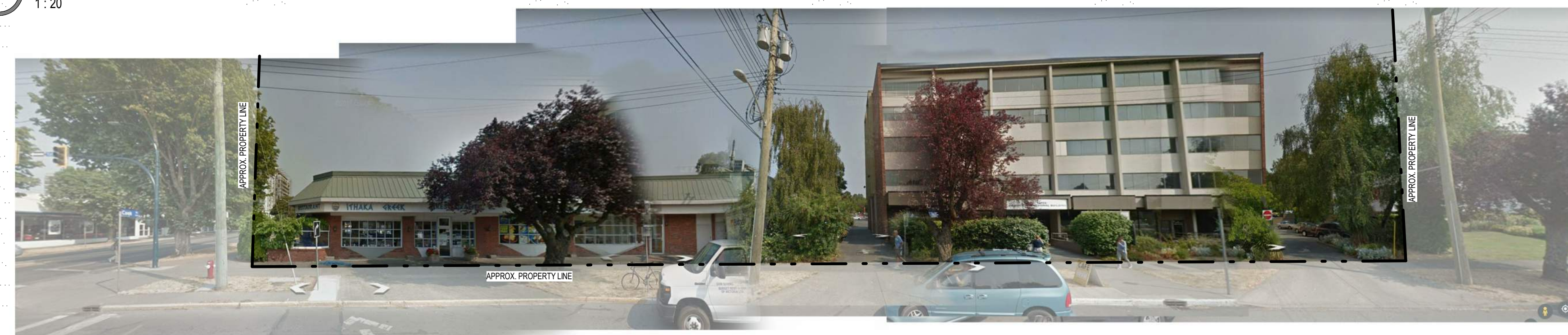
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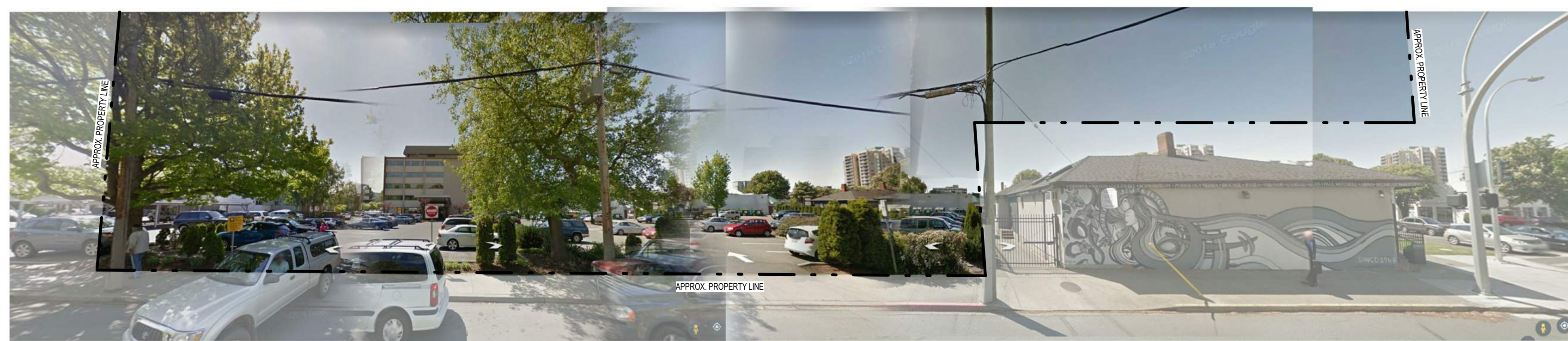
2 CITY SECTION LOOKING SOUTH
1:1500



3 COOK STREET PANORAMA
1:20



4 YATES STREET PANORAMA
1:20



5 JOHNSON STREET PANORAMA
1:20

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- CIVIL ENGINEER
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NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



2024-07-05

PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE
SITE CONTEXT

PROJECT NUMBER
18-13

DWG. NO.

A101

DATE	SCALE	DRAWN	CHECKED
18.11.20	As indicated	Author	Checker

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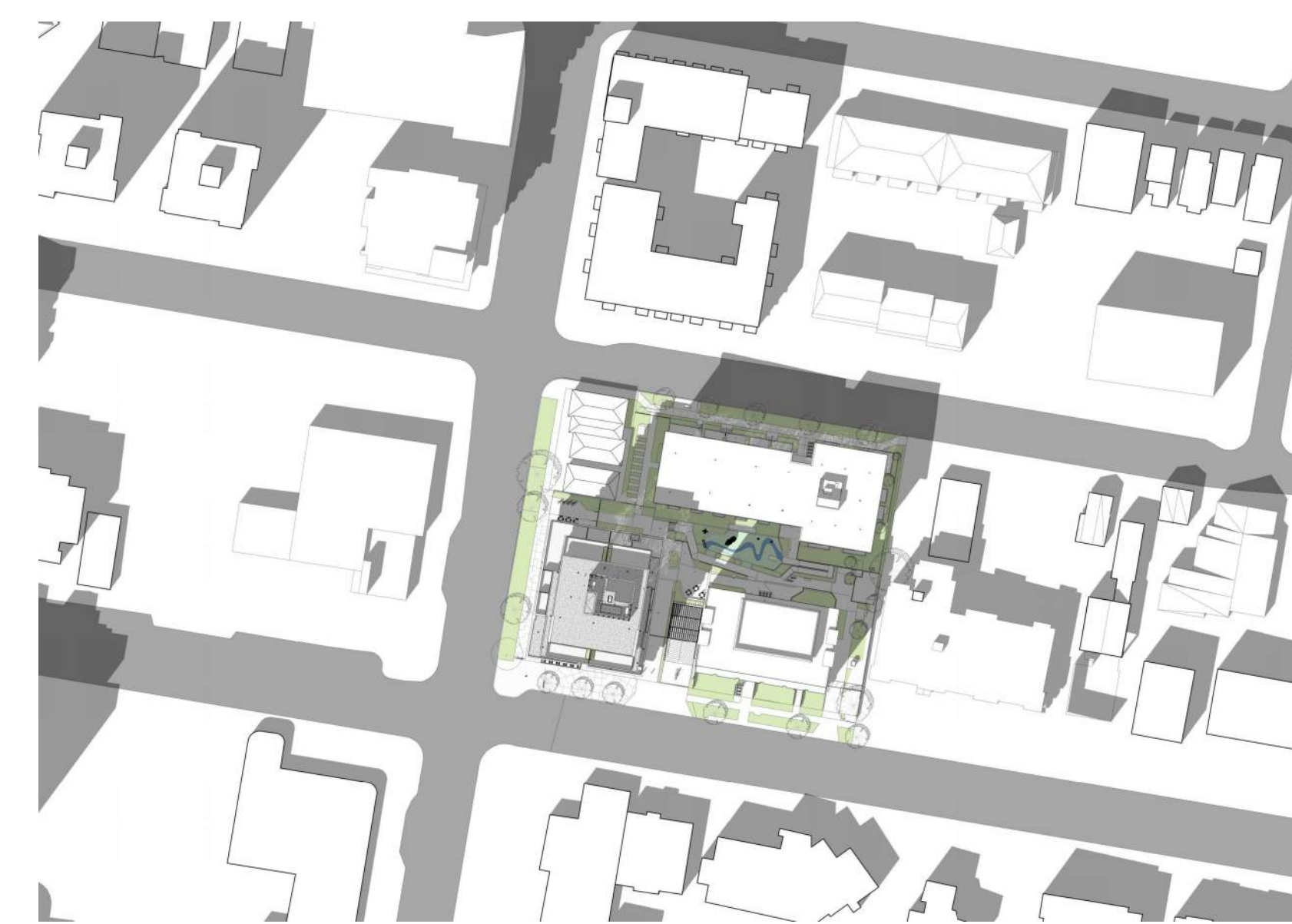
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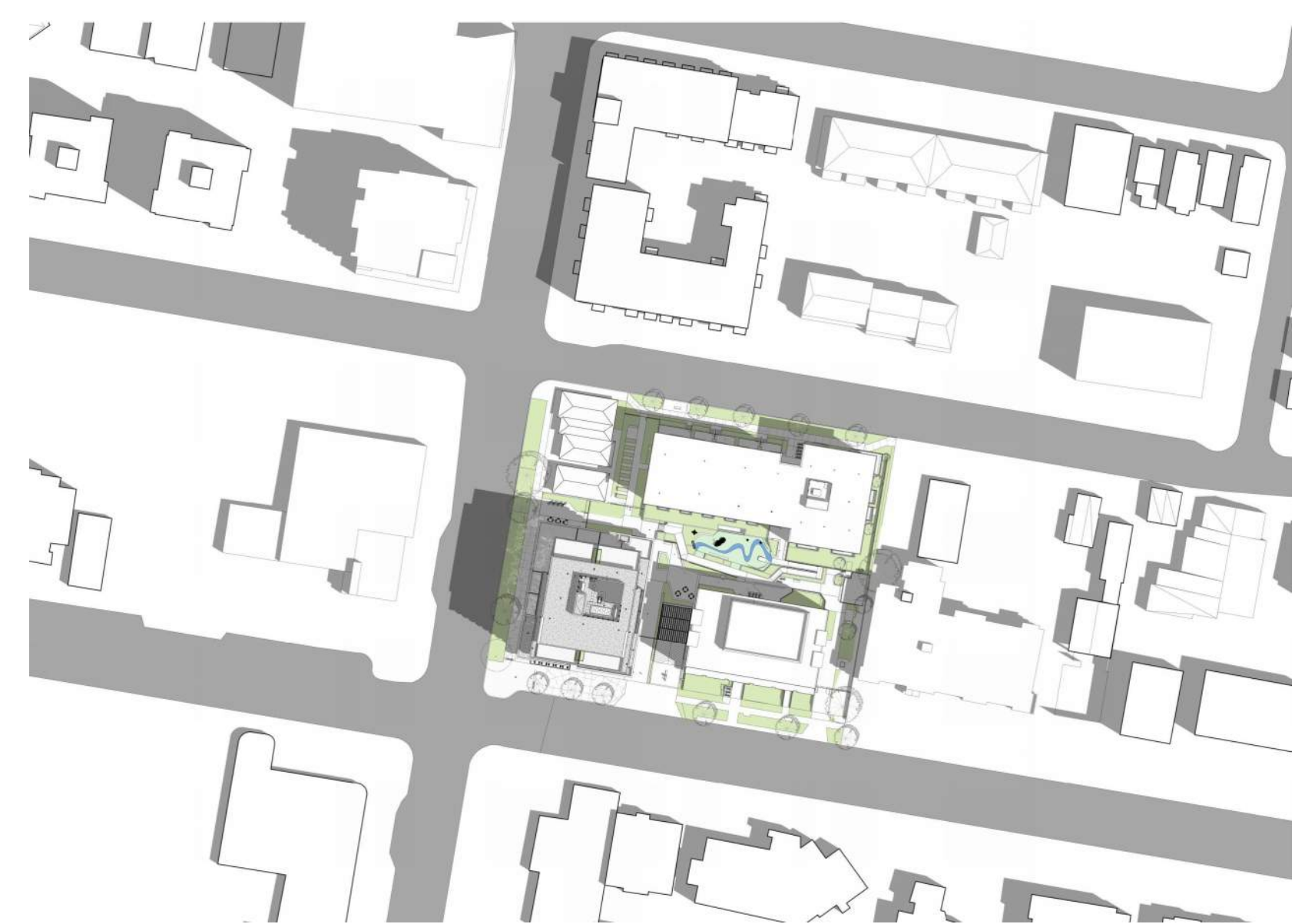
SEPT/MARCH 21 - 10am



SEPT/MARCH 21 - NOON



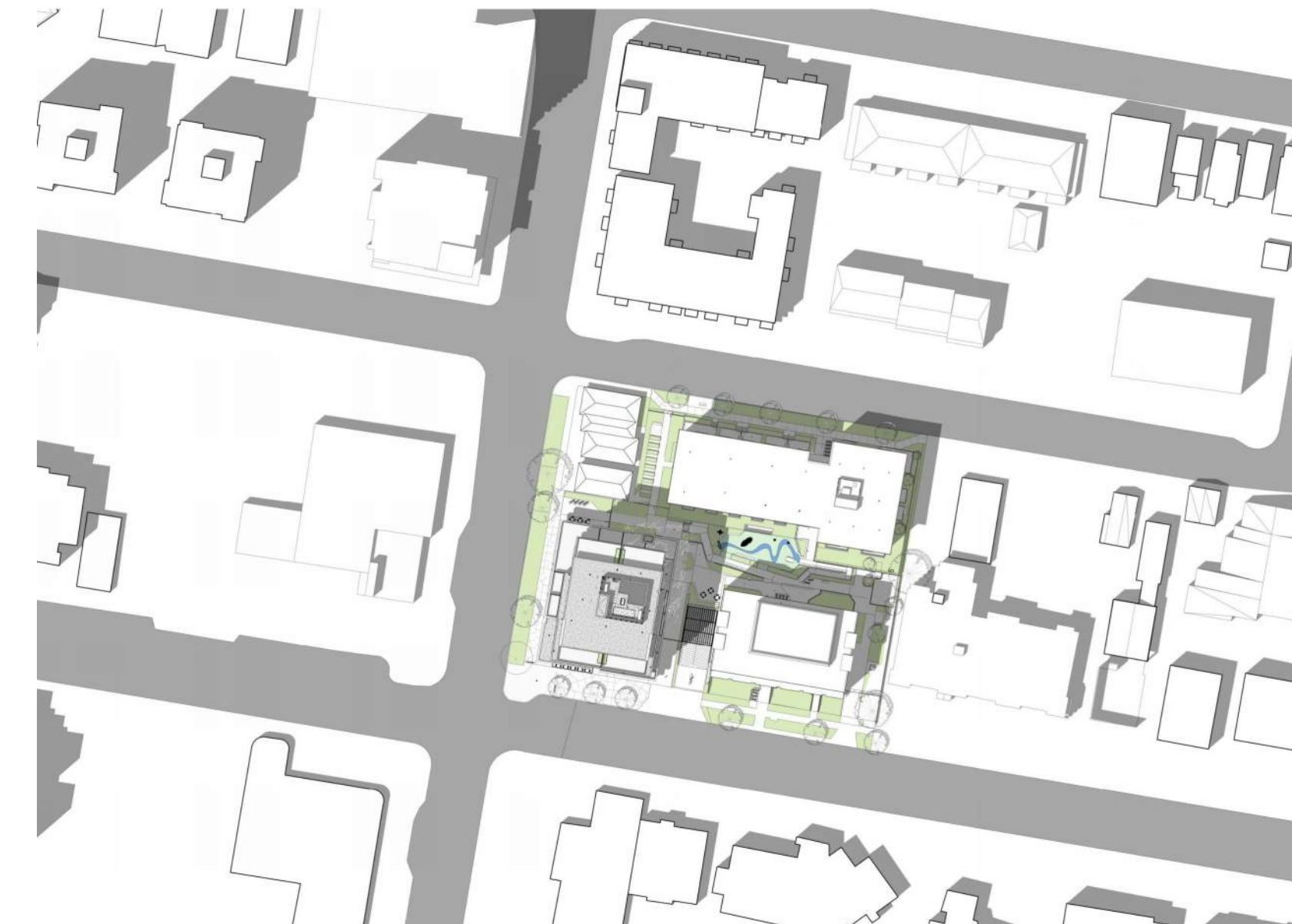
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JUNE 21 - 10am



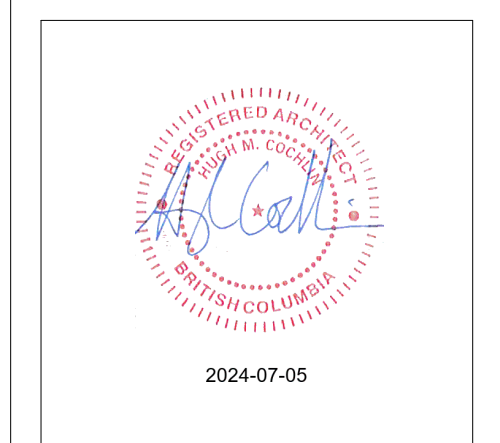
JUNE 21 - NOON



JUNE 21 - 2pm

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B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO.	DESCRIPTION	BY	DATE
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PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER
SHADOW STUDIES	18-13
	DWG. NO.
	A102

DATE	SCALE	DRAWN	CHECKED
18.11.20		Author	Checker

BUILDING GRADE CALCULATION

INT. = Existing grade from interpolated points
FG = Proposed Future Grade

PARCEL A - 12 Storey	Lowest INT./FG
Grade Point A	22,020 INT.
Grade Point B	22,130 FG
Grade Point C	22,130 FG.
Grade Point D	22,180 FG
Grade Point E	22,080 FG
Grade Point F	22,080 FG
Grade Point G	21,780 FG
Grade Point H	21,680 INT.
Grade Point I	21,730 FG
Grade Point J	21,680 INT.
Grade Point K	21,600 FG
Grade Point L	21,550 FG
Grade Point M	21,520 FG
Grade Point N	21,400 FG.
Grade Point O	21,480 FG
Grade Point P	21,480 FG
Grade Point Q	21,480 FG
Grade Point R	21,480 FG
Grade Point S	21,770 FG
Grade Point G	21,790 FG

Average Of Points	Distance Between Points	Average x Distance
Points A & B	22,075	17,500
Points B & C	22,130	550
Points C & D	22,155	6,320
Points D & E	22,130	5,730
Points E & F	22,080	4,820
Points F & G	21,930	31,010
Points G & H	21,730	9,340
Points H & I	21,705	3,290
Points I & J	21,705	5,900
Points J & K	21,640	3,430
Points K & L	21,575	580
Points L & M	21,535	1,980
Points M & N	21,460	9,880
Points N & O	21,440	4,160
Points O & P	21,480	3,190
Points P & Q	21,480	2,540
Points Q & R	21,480	820
Points R & S	21,625	23,600
Points S & T	21,780	1,070
Points T & A	21,905	8,020

143,730 3,134,830,450

Parcel A Grade Calculation
(Total Average x Distance) / Perimeter = **21,811**

PARCEL B - 6 Storey	Lowest INT./FG
Grade Point A	22,960 INT.
Grade Point B	23,520 INT.
Grade Point C	23,380 INT.
Grade Point D	23,360 INT.
Grade Point E	23,270 INT.
Grade Point F	23,380 INT.
Grade Point G	23,640 INT.
Grade Point H	24,020 FG
Grade Point I	22,380 FG
Grade Point J	22,658 FG
Grade Point K	22,528 INT.
Grade Point L	22,558 INT.
Grade Point M	22,650 INT.
Grade Point N	22,190 FG
Grade Point O	21,230 FG
Grade Point P	22,180 FG
Grade Point Q	22,330 FG

Average Of Points	Distance Between Points	Average x Distance
Points A & B	23,240	35,430
Points B & C	23,450	3,830
Points C & D	23,370	1,120
Points D & E	23,315	2,360
Points E & F	23,325	5,560
Points F & G	23,510	6,890
Points G & H	23,830	23,100
Points H & I	23,200	33,180
Points I & J	22,519	12,430
Points J & K	22,593	14,120
Points K & L	22,543	22,543
Points L & M	22,604	5,560
Points M & N	22,420	6,050
Points N & O	21,710	23,250
Points O & P	21,705	21,705
Points P & Q	22,255	4,772
Points Q & A	22,645	27,377

205,029 4,696,772,495

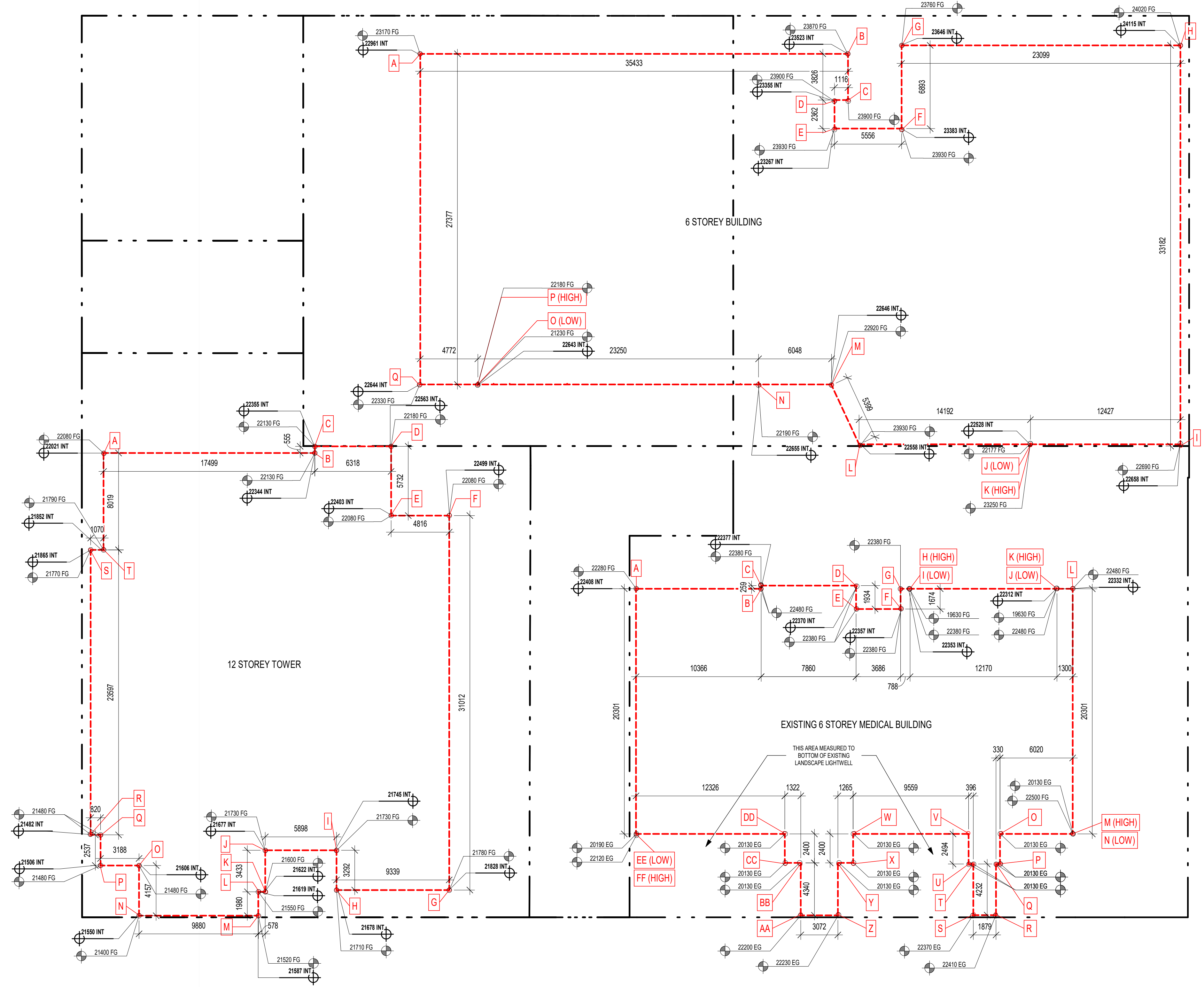
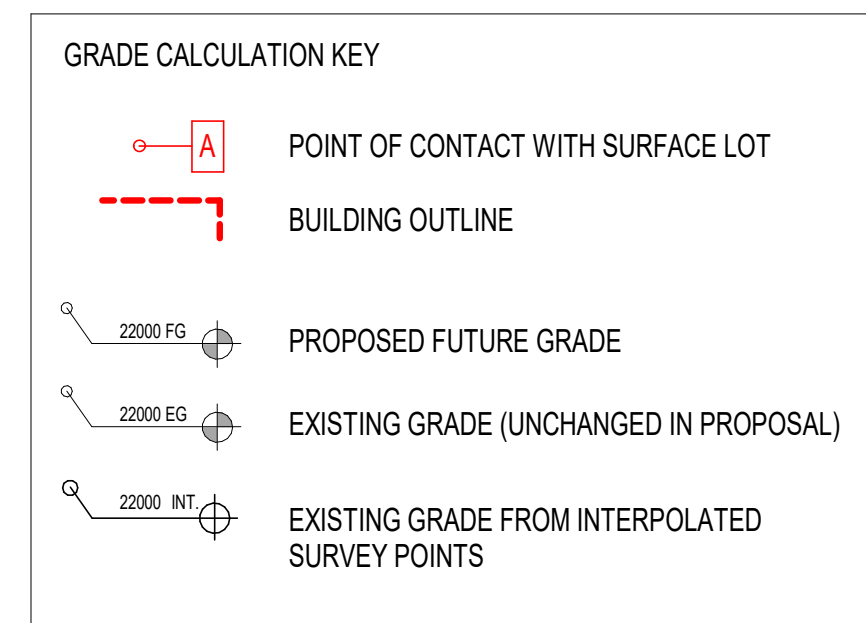
Parcel B Grade Calculation
(Total Average x Distance) / Perimeter = **22,908**

Parcel C Existing 6 Storey Medical Office Building	Lowest INT./FG
Grade Point A	22,280 FG
Grade Point B	22,370 INT.
Grade Point C	22,380 INT./FG
Grade Point D	22,370 INT.
Grade Point E	22,360 INT.
Grade Point F	22,360 INT.
Grade Point G	22,360 INT.
Grade Point H	22,350 INT.
Grade Point I	19,630 FG
Grade Point J	19,630 FG
Grade Point K	22,310 INT.
Grade Point L	22,330 INT.
Grade Point M	22,440 INT.
Grade Point N	20,130 EG
Grade Point O	20,130 EG
Grade Point P	20,130 EG
Grade Point Q	20,130 EG
Grade Point R	22,410 EG
Grade Point S	22,370 EG
Grade Point T	20,130 EG
Grade Point U	20,130 EG
Grade Point V	20,130 EG
Grade Point W	20,130 EG
Grade Point X	20,130 EG
Grade Point Y	20,130 EG
Grade Point Z	22,230 EG
Grade Point AA	22,200 EG
Grade Point BB	20,130 EG
Grade Point CC	20,130 EG
Grade Point DD	20,130 EG
Grade Point EE	20,190 EG
Grade Point FF	22,120 EG

Average Of Points	Distance Between Points	Average x Distance
Points A & B	22,325	10,370
Points B & C	22,375	260
Points C & D	22,375	7,860
Points D & E	22,365	1,930
Points E & F	22,360	3,690
Points F & G	22,360	1,670
Points G & H	22,355	790
Points H & I	20,990	20,990
Point I & J	19,630	12,170
Points J & K	20,970	238,897,100
Points K & L	22,320	1,300
Points L & M	22,385	20,300
Points M & N	21,285	-
Points N & O	20,130	6,020
Points O & P	20,130	2,490
Points P & Q	20,130	330
Points Q & R	21,270	89,972,100
Points R & S	22,390	1,880
Points S & T	21,250	89,887,500
Points T & U	20,130	400
Points U & V	20,130	2,490
Points V & W	20,130	9,560
Points W & X	20,130	2,400
Points X & Y	20,130	1,270
Points Y & Z	21,180	4,340
Points Z & AA	22,215	3,070
Points AA & BB	21,165	4,340
Points BB & CC	20,130	1,320
Points CC & DD	20,130	2,400
Points DD & EE	20,160	12,330
Points EE & FF	21,155	248,572,800
Points FF & A	22,200	20,300

143,740 3,066,689,700

Parcel C Medical Office Building Grade Calculation
(Total Average x Distance) / Perimeter = **21,335**



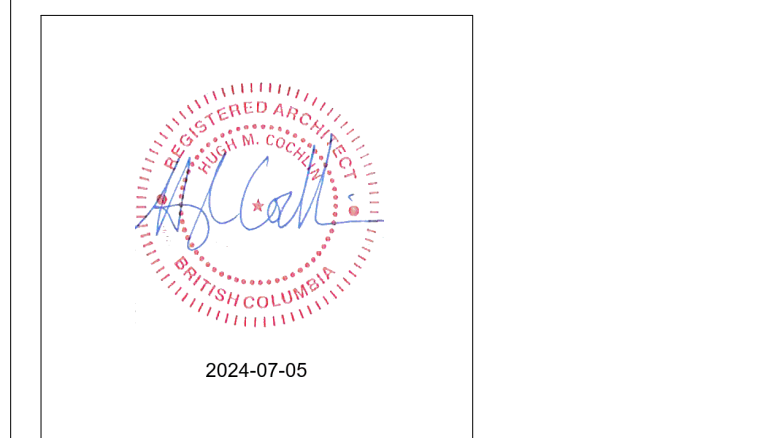
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PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER
BUILDING GRADE CALCULATIONS	18-13
	DWG. NO. A103

DATE	SCALE	DRAWN	CHECKED
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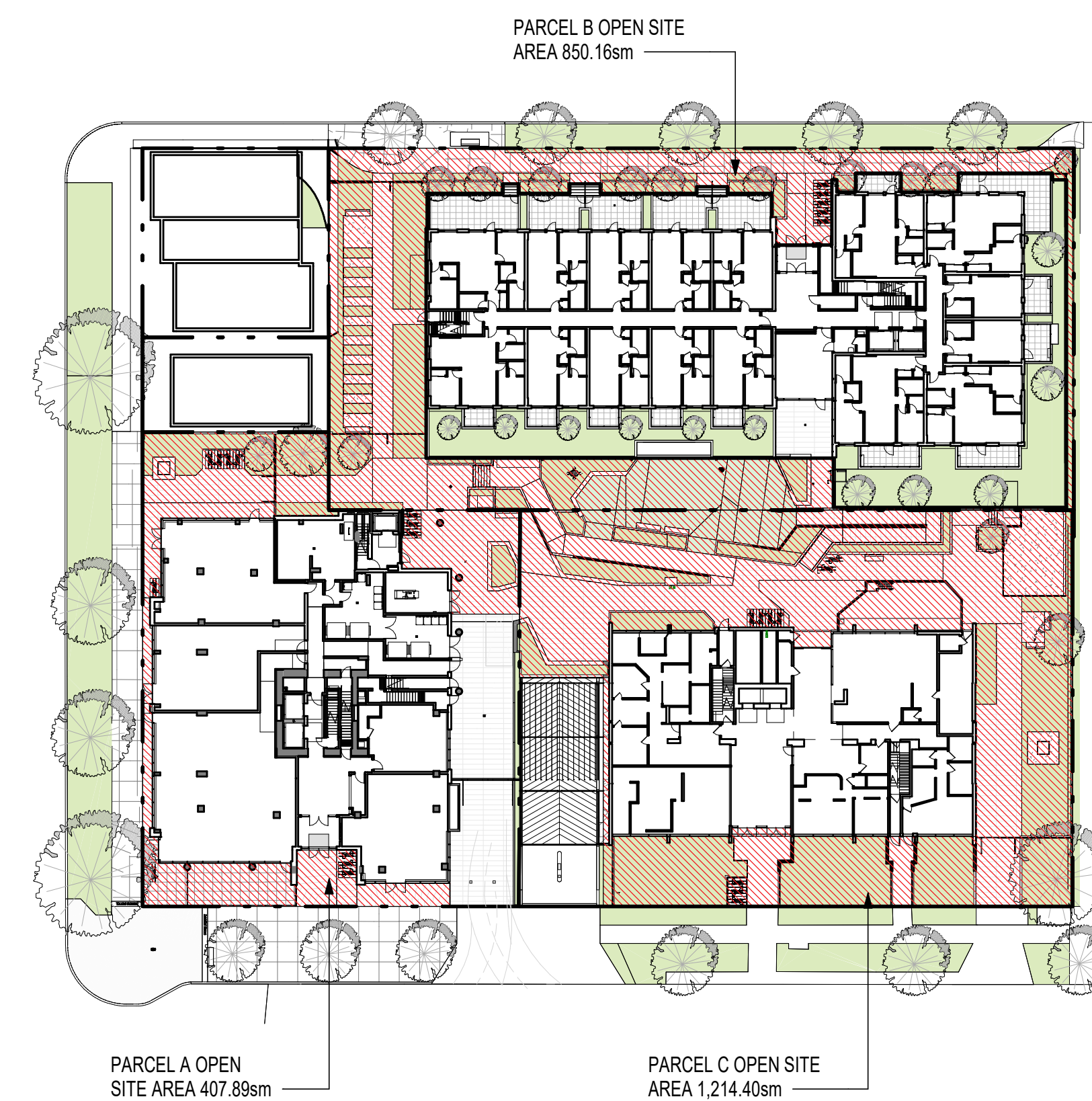
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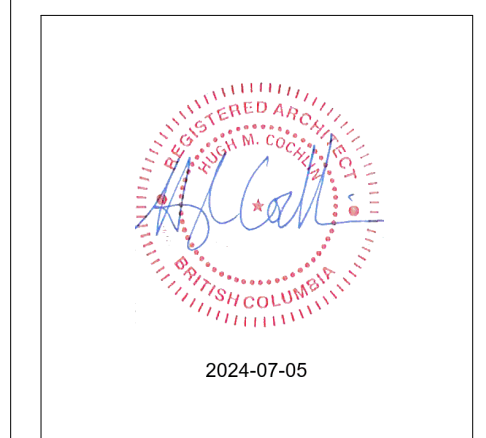
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2 RZ SITE PLAN - OPEN SITE AREA
1:500

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NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER
OPEN SITE SPACE & SITE COVERAGE DIAGRAMS	18-13
	DWG. NO. A104

DATE	SCALE	DRAWN	CHECKED
18.11.20	As indicated	Author	Checker

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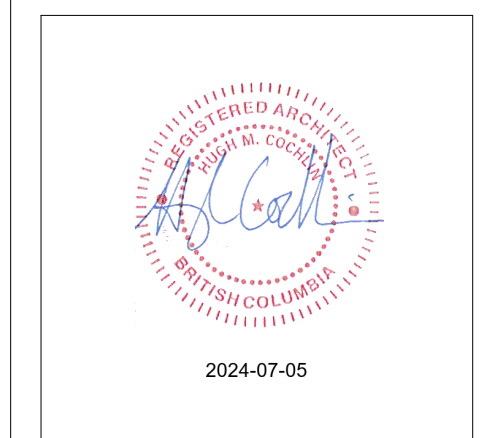
TRAFFIC ENGINEER
BUNT ENGINEERING

SURVEYOR
POWELL & ASSOCIATES

CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Y	RESPONSE TO CITY COMMENTS VIII	2024.06.13
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V	RESPONSE TO CITY COMMENTS V	2024.04.12
U	RESPONSE TO CITY COMMENTS IV R1	2024.03.28
T	RESPONSE TO CITY COMMENTS IV	2024.03.08
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P	ISSUED FOR DVP	2023.12.15
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B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	

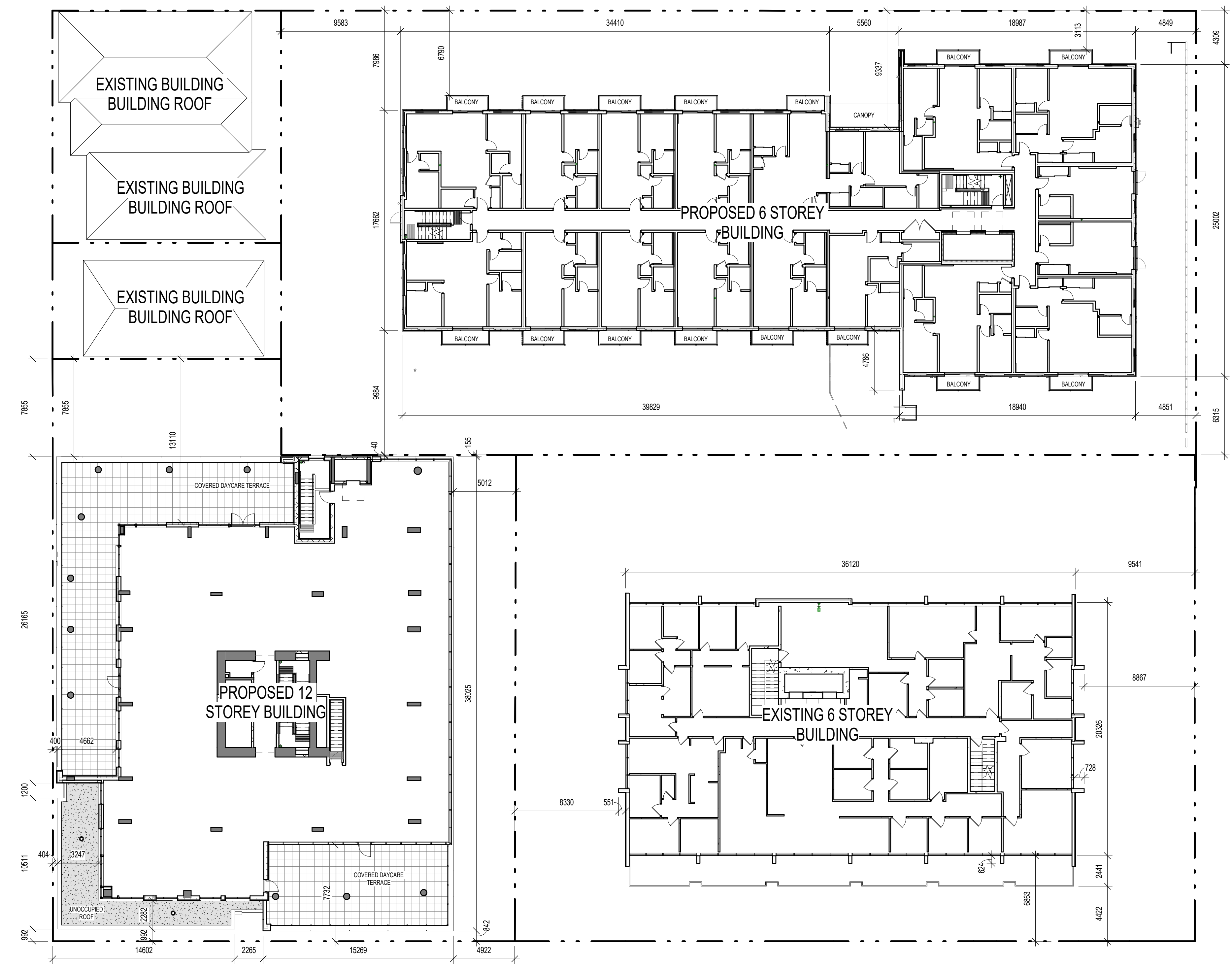
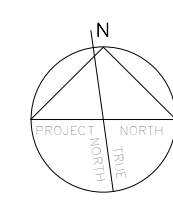


PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE OVERALL LEVEL 2 PLAN	PROJECT NUMBER 18-13
	DWG. NO. A121

DATE 18.11.20	SCALE 1:200	DRAWN Author	CHECKED Checker
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RYZUK GEOTECHNICAL

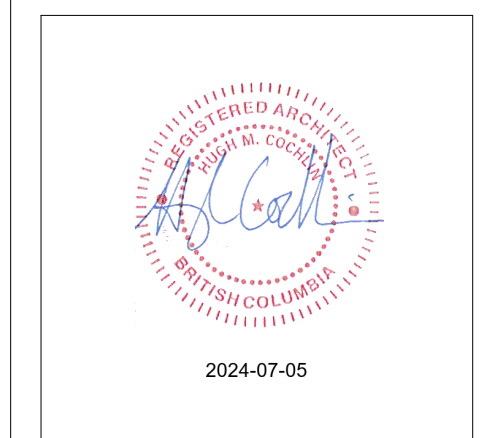
TRAFFIC ENGINEER
BUNT ENGINEERING

SURVEYOR
POWELL & ASSOCIATES

CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES

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NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	

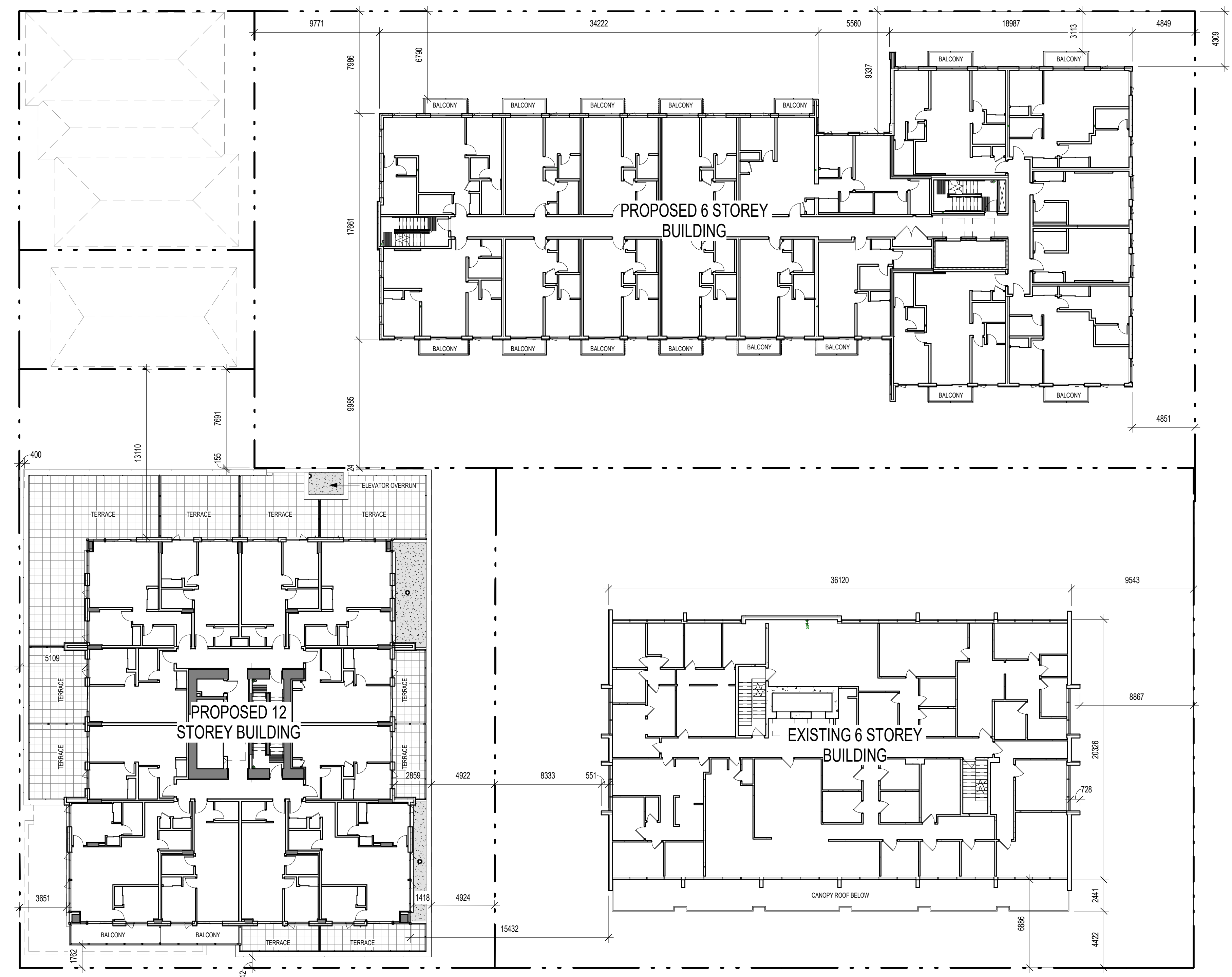
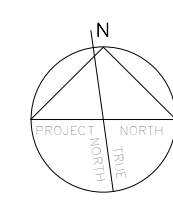


PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE OVERALL LEVEL 3 PLAN	PROJECT NUMBER 18-13
	DWG. NO. A122

DATE 18.11.20	SCALE 1:200	DRAWN Author	CHECKED Checker
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1:200

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RYZUK GEOTECHNICAL

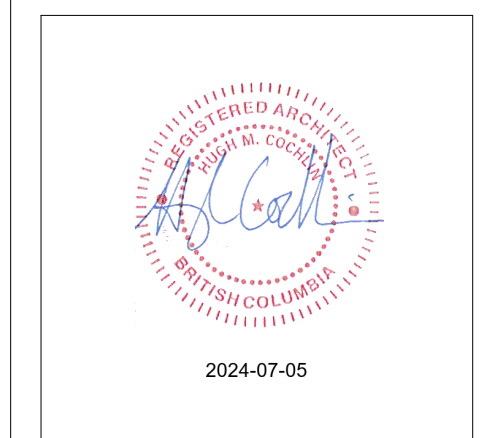
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BUNT ENGINEERING

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CURRENT REVISION		Z	

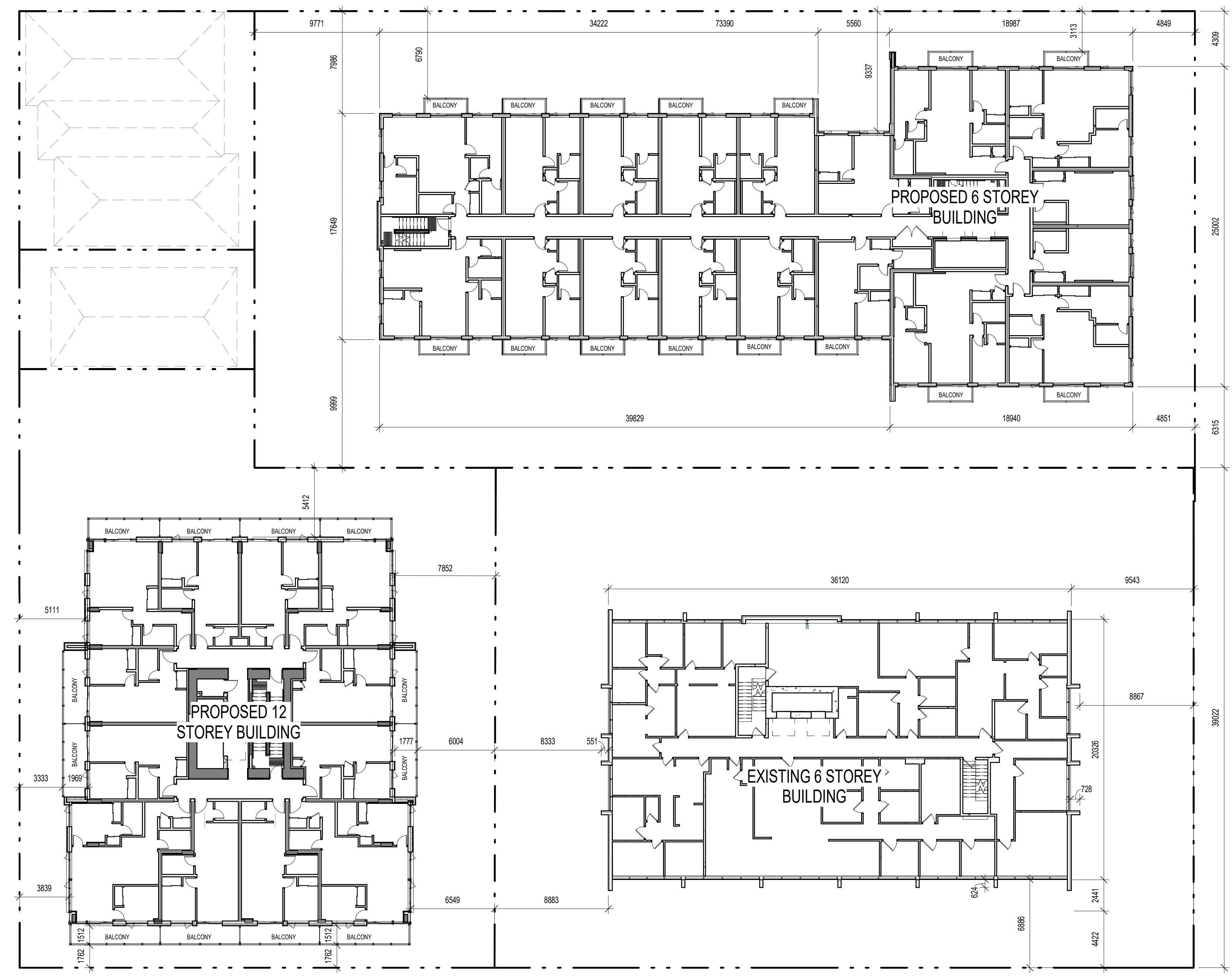
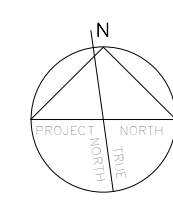


PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE OVERALL LEVEL 4-5 PLAN	PROJECT NUMBER 18-13
	DWG. NO. A123

DATE 18.11.20	SCALE 1:200	DRAWN Author	CHECKED Checker
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1 OVERALL LEVEL 4 TYPICAL OF LEVELS 4-5
1:200

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RYZUK GEOTECHNICAL

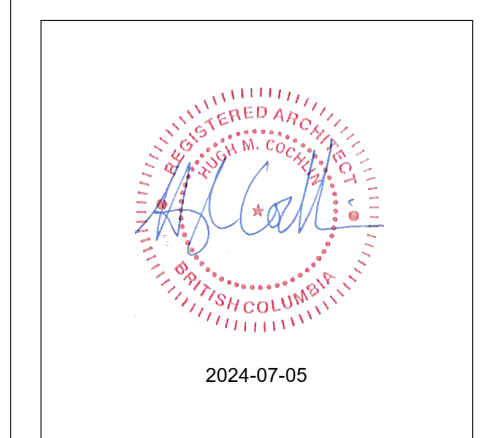
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BUNT ENGINEERING

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CURRENT REVISION		Z	

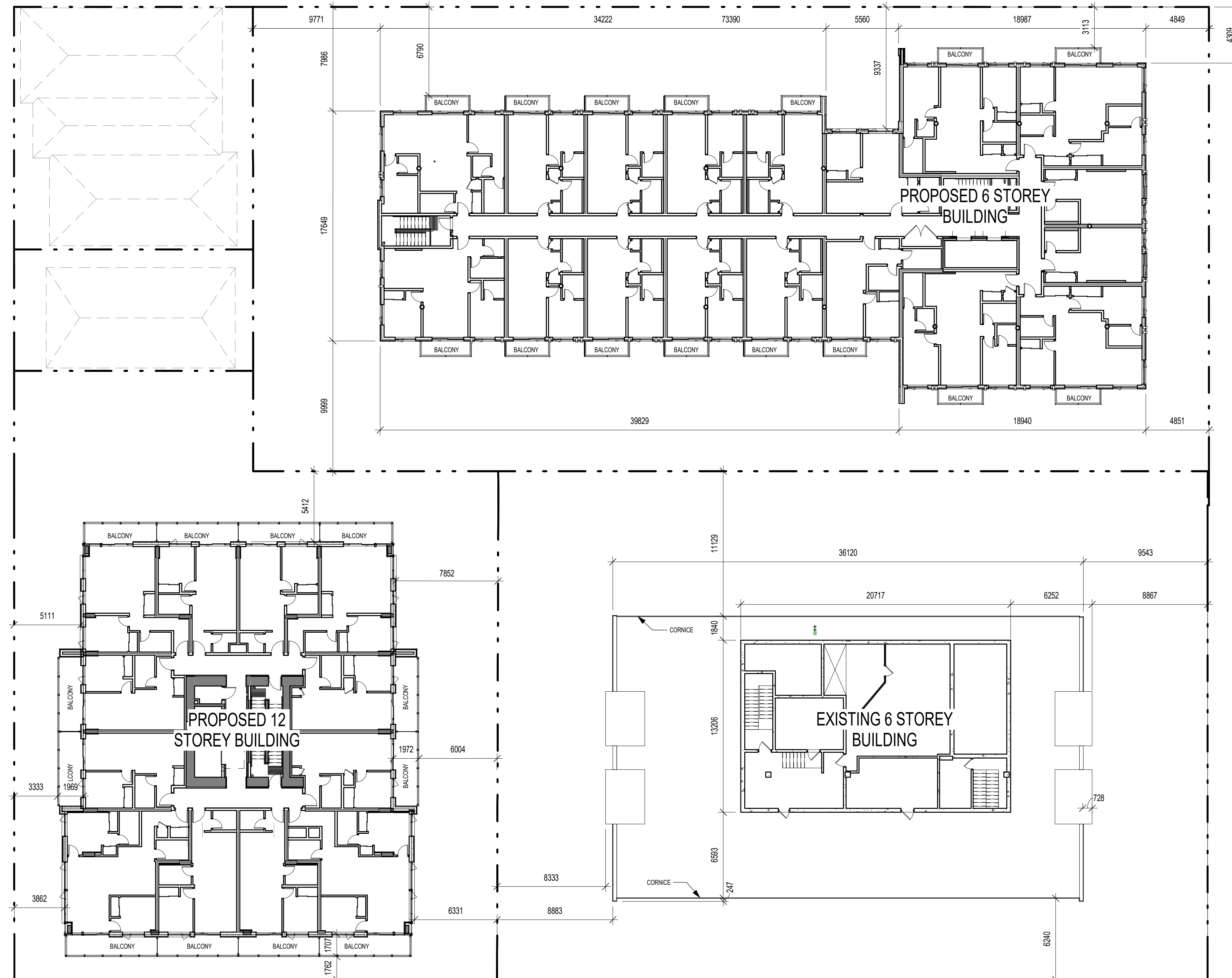
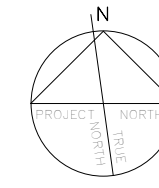


PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER
OVERALL LEVEL 6 PLAN	18-13
	DWG. NO.
	A124

DATE	SCALE	DRAWN	CHECKED
18.11.20	1:200	Author	Checker



1 OVERALL LEVEL 6
1:200

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GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL

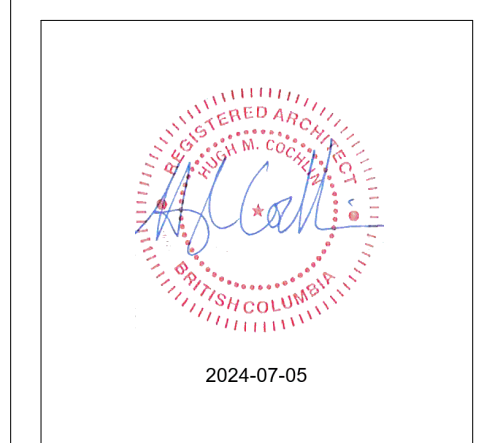
TRAFFIC ENGINEER
BUNT ENGINEERING

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POWELL & ASSOCIATES

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NO.	DESCRIPTION	BY	DATE
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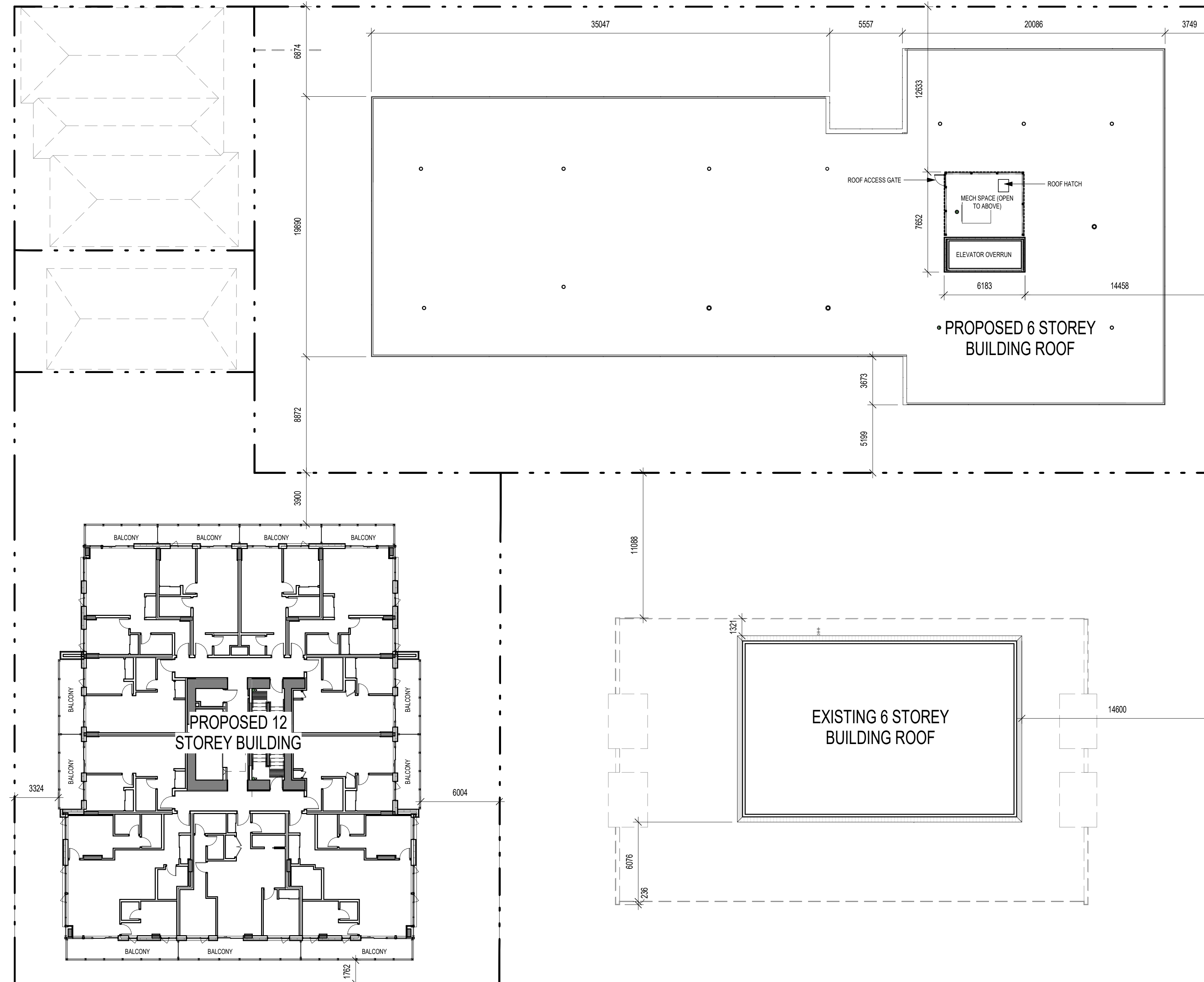
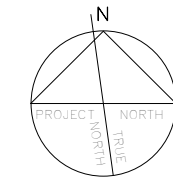


PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE OVERALL LEVEL 7-8 PLAN	PROJECT NUMBER 18-13
	DWG. NO. A125

DATE 18.11.20	SCALE 1:200	DRAWN Author	CHECKED Checker
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1 OVERALL LEVEL 7
1:200 TYPICAL OF LEVELS 7-8

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RYZUK GEOTECHNICAL

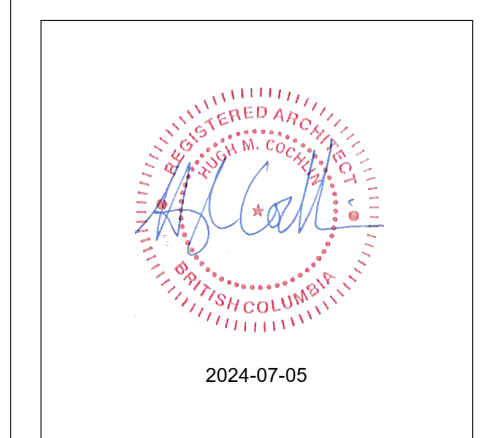
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CURRENT REVISION		Z	

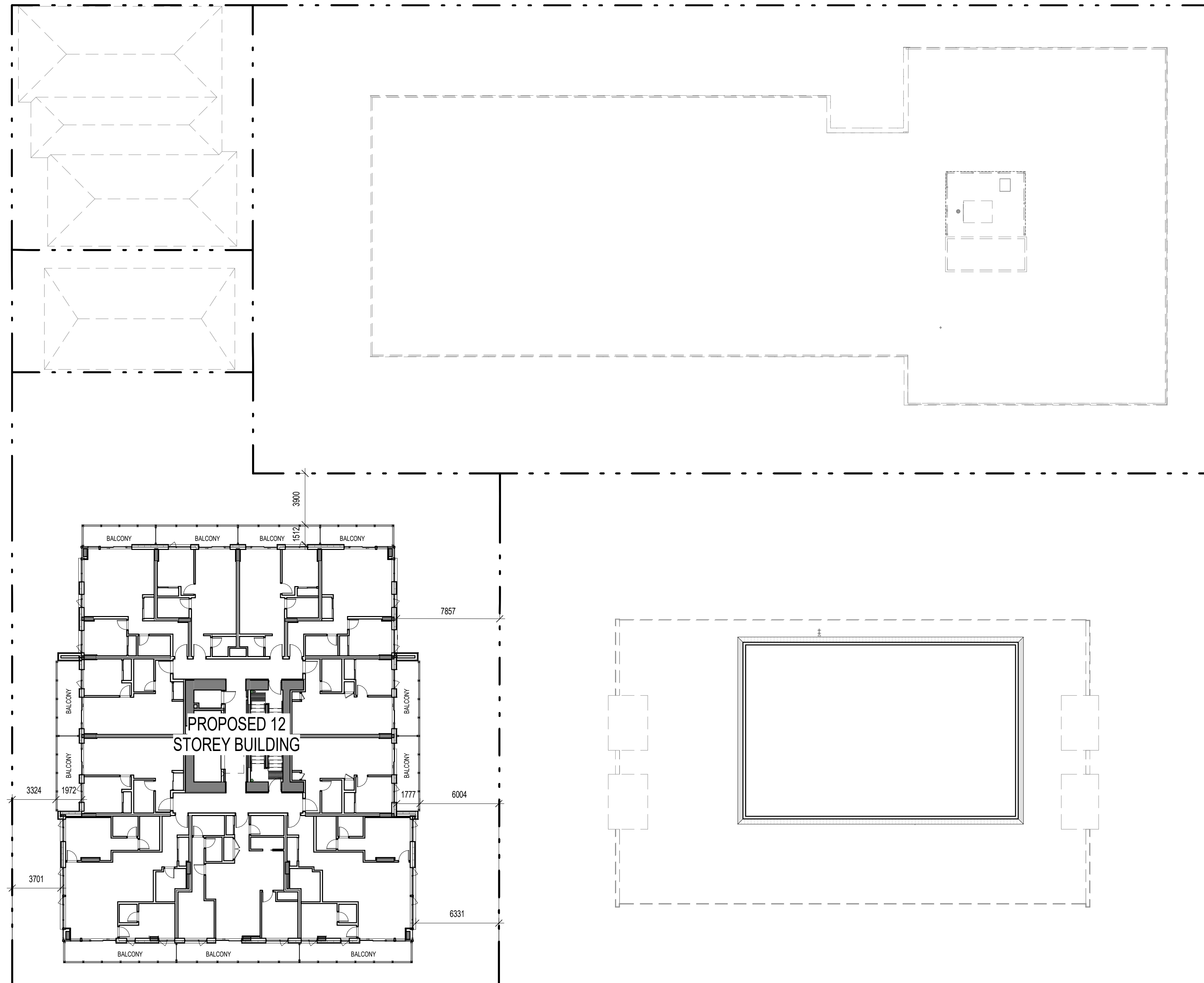
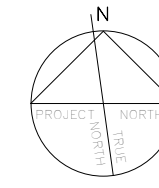


PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.

PROJECT
COOK STREET PLAZA

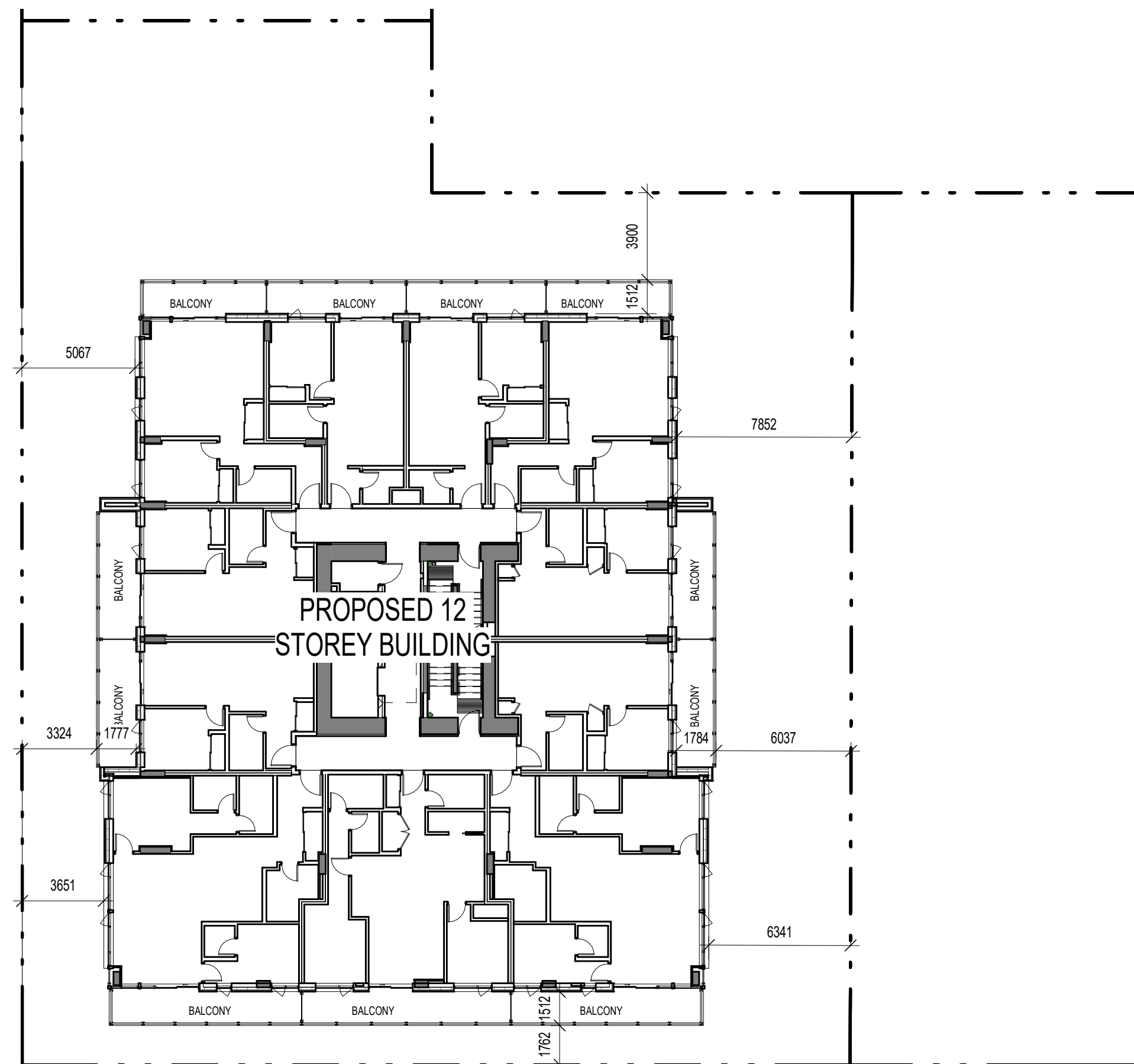
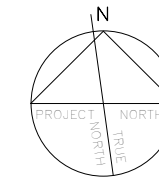
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OVERALL LEVEL 9 PLAN	18-13
	DWG. NO.
	A126

DATE	SCALE	DRAWN	CHECKED
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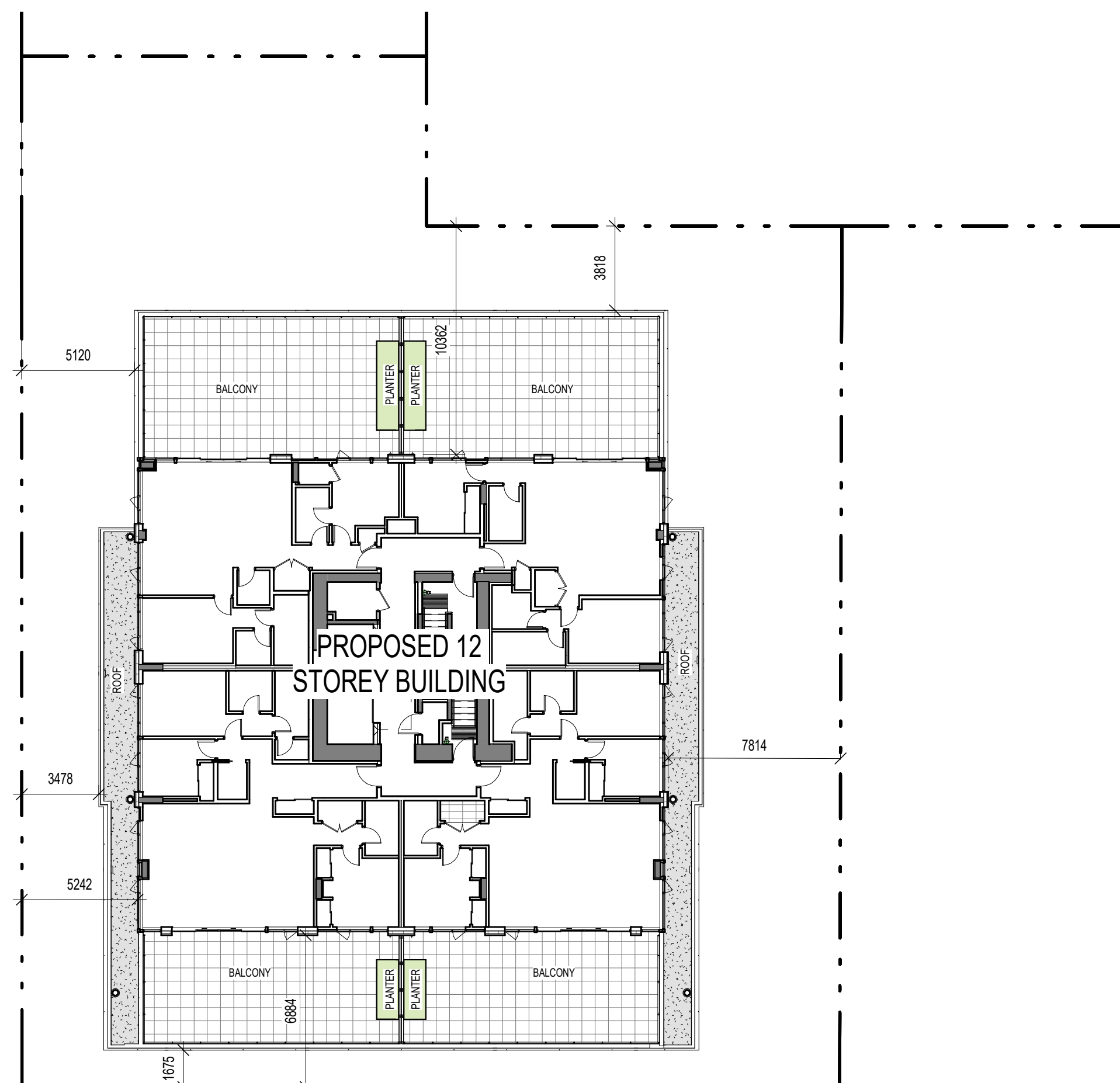


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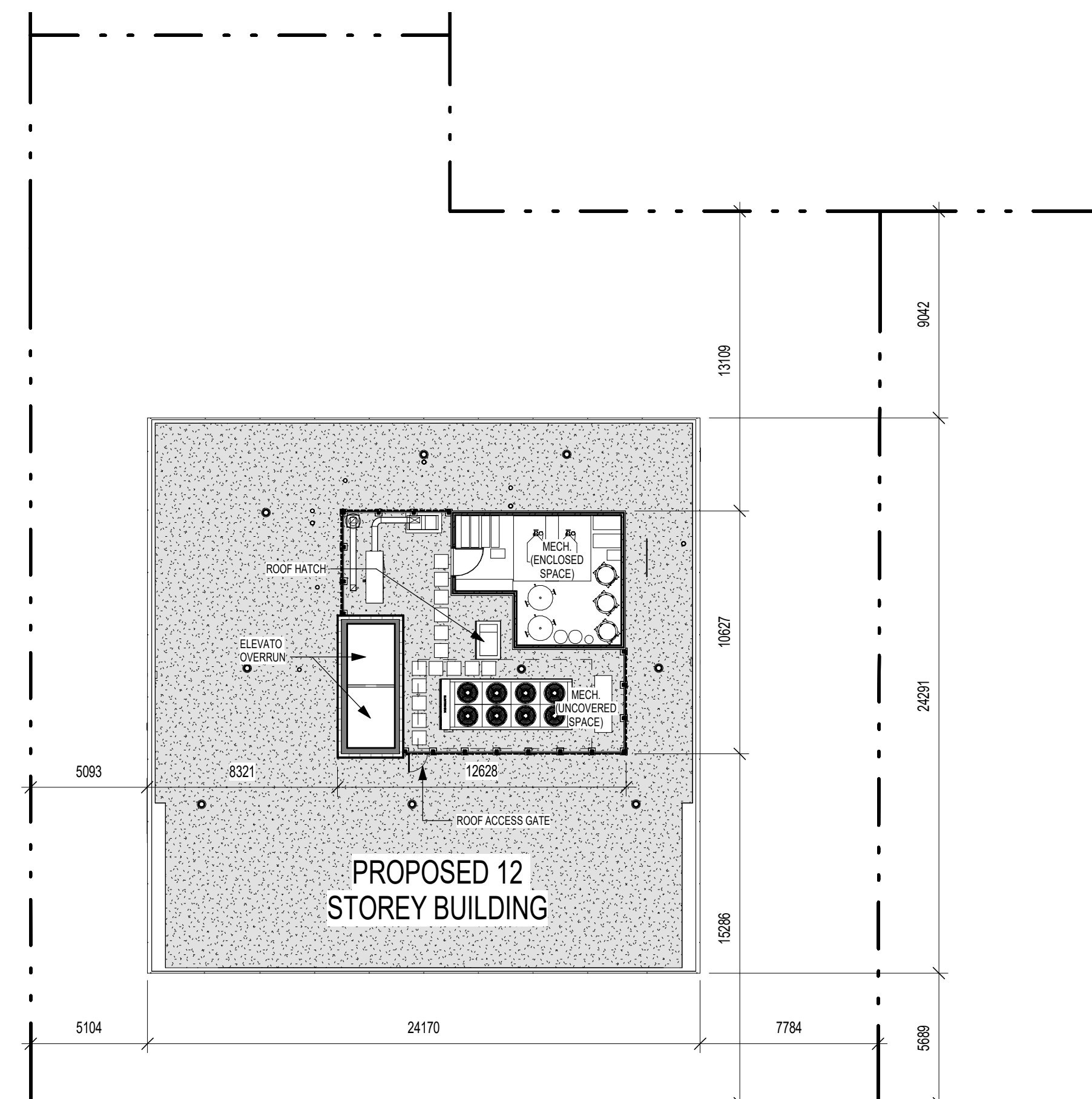
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1 OVERALL LEVEL 10-11
1:200



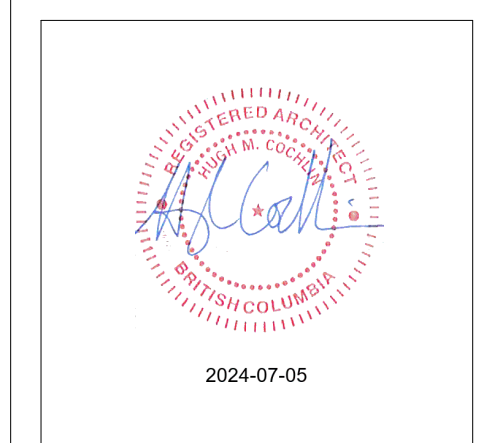
2 OVERALL LEVEL 12
1:200



3 OVERALL TOWER ROOF
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Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Y	RESPONSE TO CITY COMMENTS VIII	2024.06.13
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NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE
OVERALL
LEVEL 10 TO
ROOF

PROJECT NUMBER
18-13

DWG. NO.

A127

DATE 18.11.20	SCALE 1:200	DRAWN Author	CHECKED Checker
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300 - 151 EAST 2ND AVE
VANCOUVER BC V5T 1B4
CANADA

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GEOTECHNICAL ENGINEER
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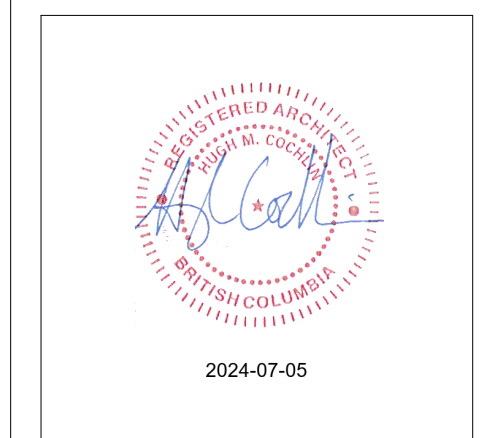
TRAFFIC ENGINEER
BUNT ENGINEERING

SURVEYOR
POWELL & ASSOCIATES

CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES

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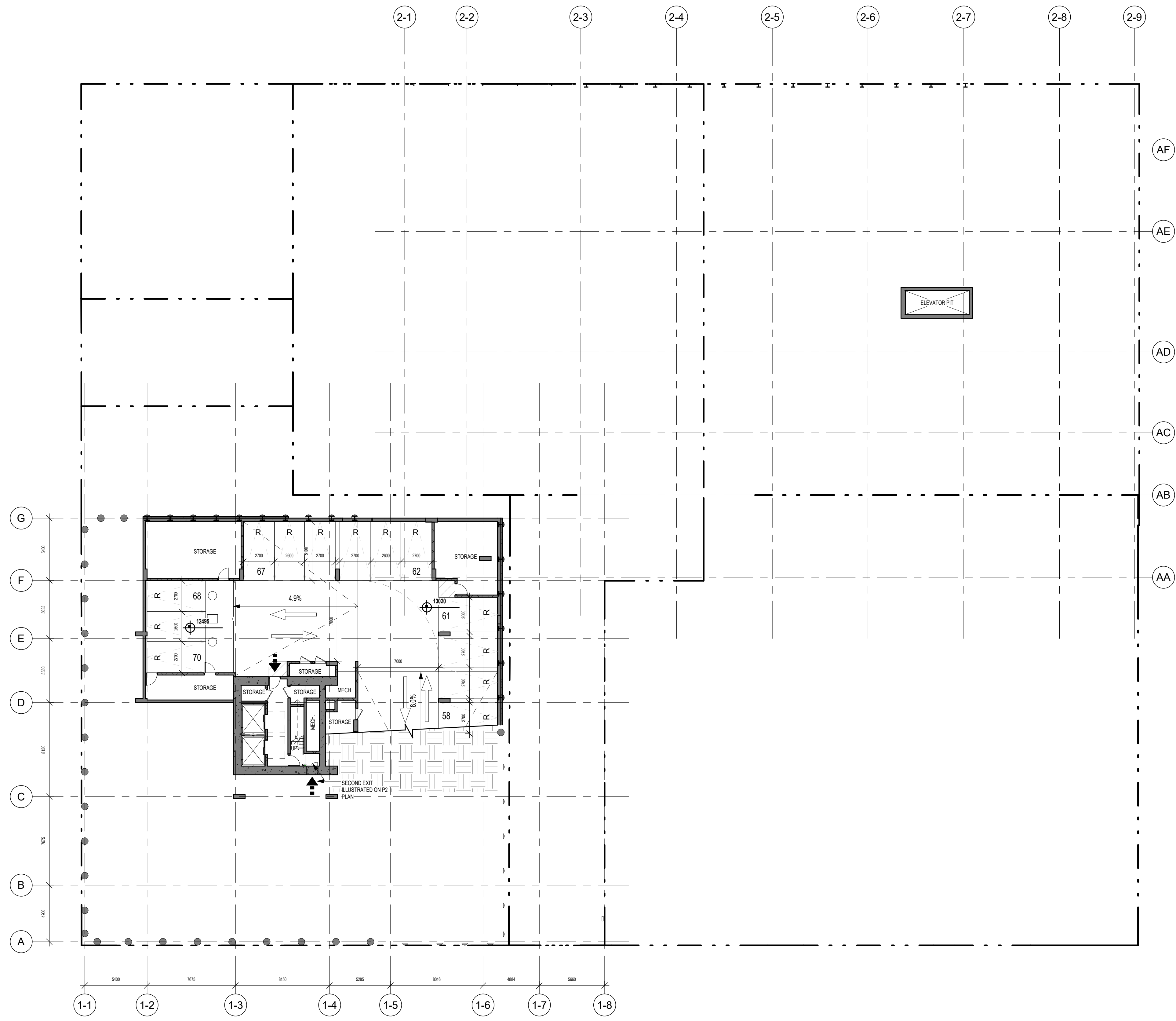
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CURRENT REVISION		Z	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE LEVEL P3	PROJECT NUMBER 18-13
	DWG. NO. A200
DATE 18.11.20	SCALE 1:200
DRAWN Author	CHECKED Checker



1 LEVEL P3 PARKING
1:200

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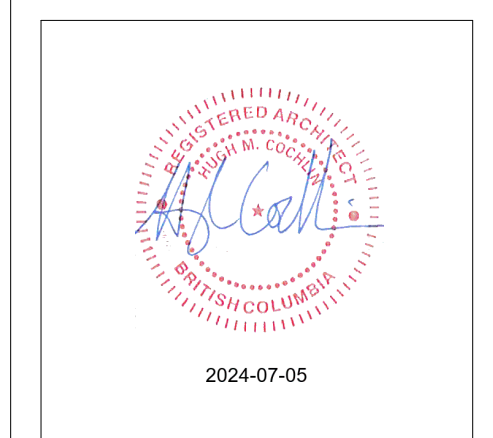
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CURRENT REVISION		Z	



PROJECT ADDRESS
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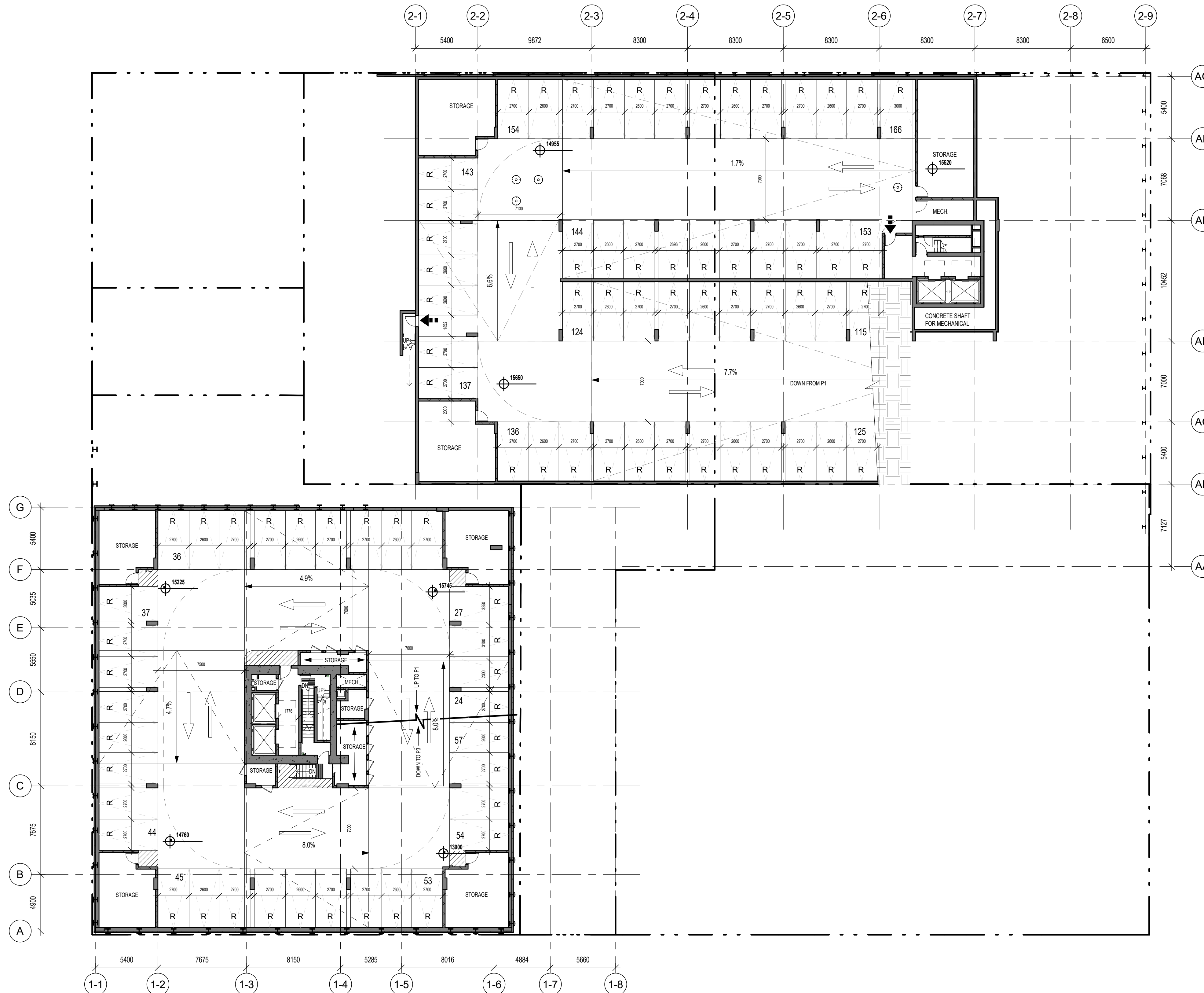
PROJECT
COOK STREET PLAZA

DRAWING TITLE
LEVEL P2

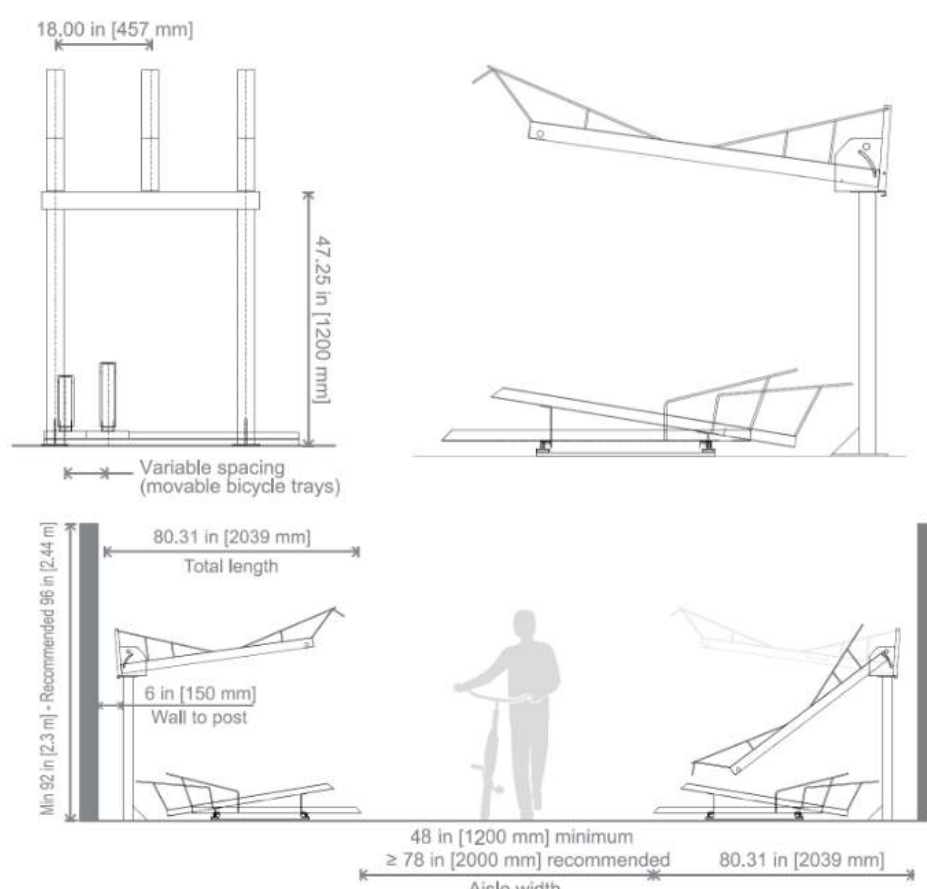
PROJECT NUMBER
18-13

DWG. NO.
A201

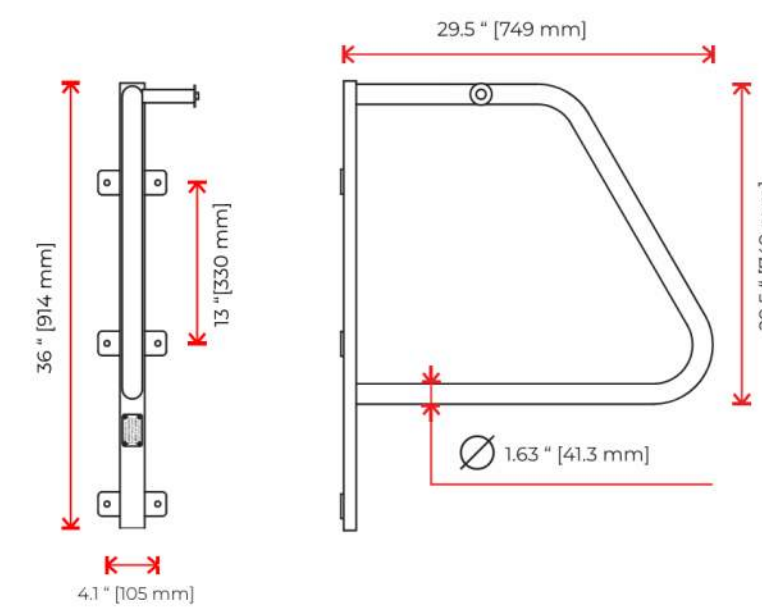
DATE 18.11.20	SCALE 1:200	DRAWN Author	CHECKED Checker
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1 LEVEL P2 PARKING
1:200

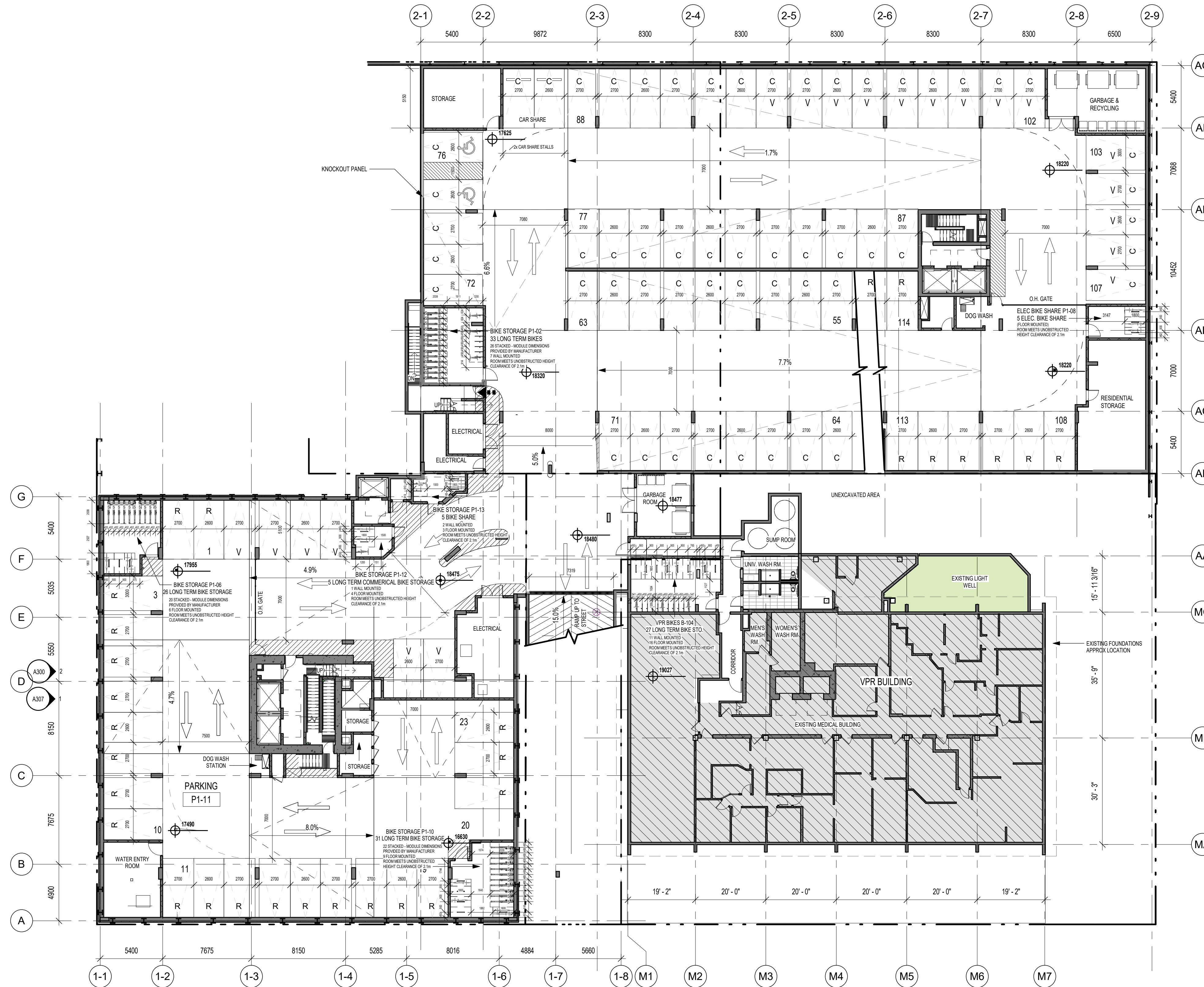
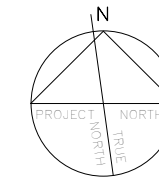


BIKE RACK DETAIL - STACKED



BIKE RACK DETAIL - SINGLE SIDED WALL MOUNTED RACK

NOTE: BIKE LAYOUT PROVIDED BY URBAN RACKS BASED ON SITE MEASUREMENTS



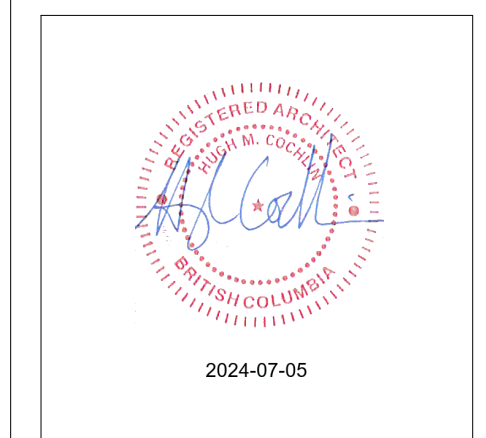
1 LEVEL P1 PARKING
1:200

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NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE LEVEL P1	PROJECT NUMBER 18-13
	DWG. NO. A202
DATE 18.11.20	SCALE 1:200
DRAWN Author	CHECKED Checker

PARCEL A

Residential Units By Areas (inside face of walls):

	<45 SQ M	>45 and <70 SQ M	>70 SQ M	TOTAL
Level 1	0	0	0	0
Level 2	0	0	0	0
Level 3	8	2	2	12
Level 4	8	2	2	12
Level 5	8	2	2	12
Level 6	8	2	2	12
Level 7	6	2	3	11
Level 8	6	2	3	11
Level 9	6	2	3	11
Level 10	6	2	3	11
Level 11	6	2	3	11
Level 12	0	0	4	4
TOTAL	62	18	27	107

RESIDENTIAL CAR PARKING CALCULATIONS

12 Storey Mixed Use Tower

Parking requirements according to Zoning Bylaw No. 80-159 Schedule C: Off Street Parking Regulations "Core Area Condominiums":

0.65	Spaces Per Unit <45 Sq m
0.80	Spaces Per Unit >45 Sq m and <70 Sq m
1.20	Spaces Per Unit >70 Sq m
0.10	Visitor Spaces Per Dwelling Unit

Parking Count:		Rounded #
<45	40.30	40
>45 < 70	14.40	14
>70	32.40	32
Total	87.10	87 Spaces
Visitor Total	10.7	11 Spaces
		6 Provided

COMMERCIAL CAR PARKING CALCULATIONS

12 Storey Mixed Use Tower

Parking requirements according to Zoning Bylaw No. 80-159 Schedule C: Off Street Parking Regulations "Core Area Commercial":

Restaurant	1 Space Per	40 Sq m
Retail	1 Space Per	80 Sq m
Care Facility	1 Space Per	100 Sq m
Office	1 Space Per	70 Sq m
Medical Office	1 Space Per	50 Sq m

Use	Area (Sq m)	Parking Calc	Rounded #	
Restaurant (CRU3)	255.24	6.38	6	Includes outdoor patio areas
CRU's (1,2,4)	360.50	4.51	5	Garbage & corridor added to retail area
Daycare	740.67	7.41	7	
Total	1,356.41		18 Required	7 Provided on adjacent site

PARCEL B

Residential Units By Areas:

	<45 SQ M	>45 and <70 SQ M	>70 SQ M	TOTAL
Level 1	10	4	2	16
Level 2	9	5	3	17
Level 3	9	5	3	17
Level 4	11	5	2	18
Level 5	11	5	2	18
Level 6	11	5	2	18
TOTAL	61	29	14	104

6 Storey Condo

Parking requirements according to Zoning Bylaw No. 80-159 Schedule C: Off Street Parking Regulations "Condominium Other Area":

0.65	Spaces Per Unit <45 Sq m
1.00	Spaces Per Unit >45 Sq m and <70 Sq m
1.45	Spaces Per Unit >70 Sq m
0.10	Visitor Spaces Per Dwelling Unit

Parking Count:		Rounded #
<45	51.85	
>45 < 70	29.00	
>70	20.30	
Total	101.15	101 Spaces
Visitor Total	10.4	10 Spaces
		0 Provided

Visitors can utilize 15 marked commercial spaces after hours, + 2 car share

PARCEL C

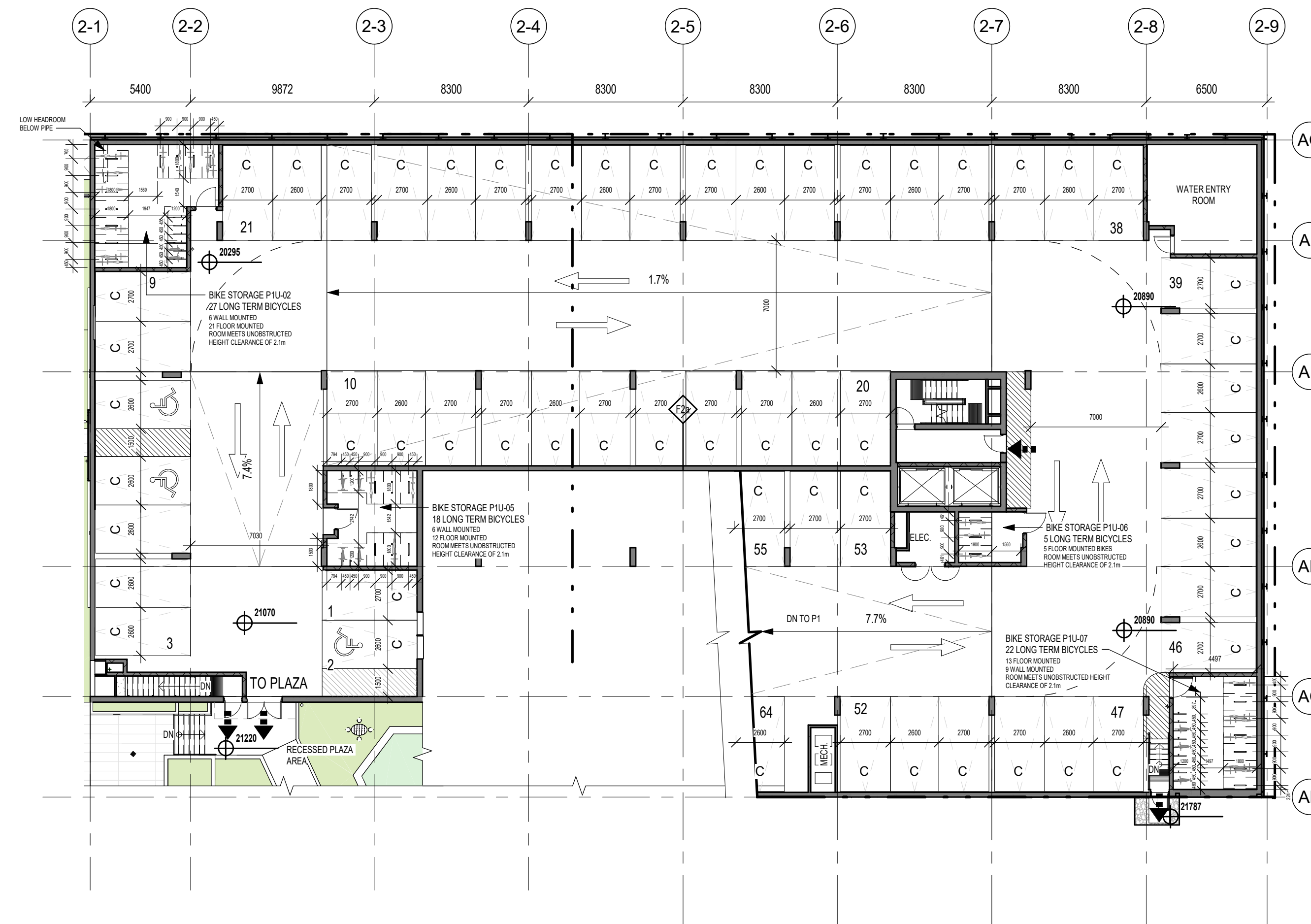
COMMERCIAL CAR PARKING CALCULATIONS

Medical Building

Parking requirements according to Zoning Bylaw No. 80-159 Schedule C: Off Street Parking Regulations "Other Area":

Restaurant	1 Space Per	20 Sq m
Retail	1 Space Per	37.5 Sq m
Office	1 Space Per	50 Sq m
Medical Office	1 Space Per	37.5 Sq m

Use	Area (Sq m)	Parking Calc	Rounded #	
Restaurant	124.35	6.22	6	
CRU	76.30	2.03	2	
Medical Office	4,211.16	112.30	112	
Total	4,411.81		120 Required	100 Provided On adjacent site



1 LEVEL P1 UPPER PARKING
1:200

NOTE: BIKE LAYOUT PROVIDED BY URBAN RACKS BASED ON SITE MEASUREMENTS

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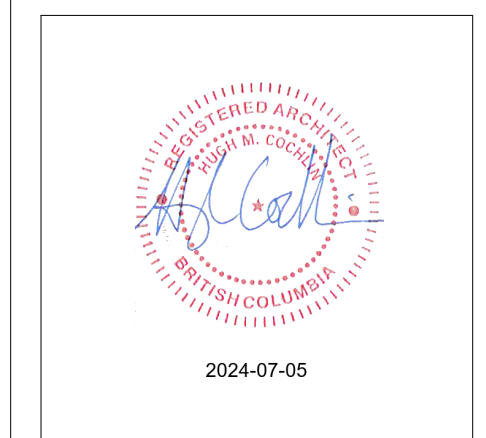
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NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Y	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER
LEVEL P1 UPPER PARKING	18-13
	DWG. NO. A203
DATE 18.11.20	SCALE 1:200
DRAWN Author	CHECKED Checker

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CURRENT REVISION		Y	



PROJECT ADDRESS
**1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.**

PROJECT
COOK STREET PLAZA

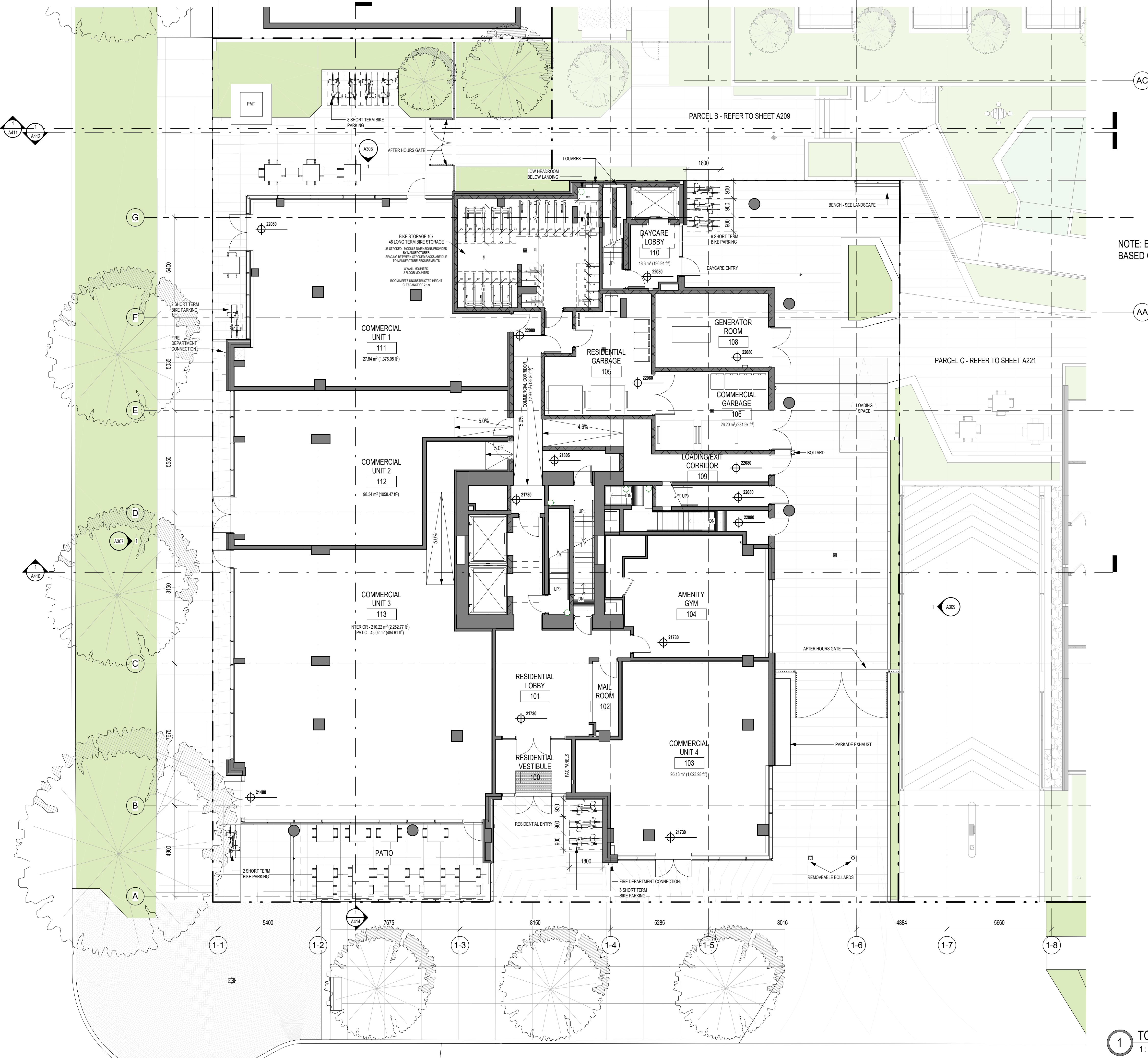
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PROJECT NUMBER
18-13

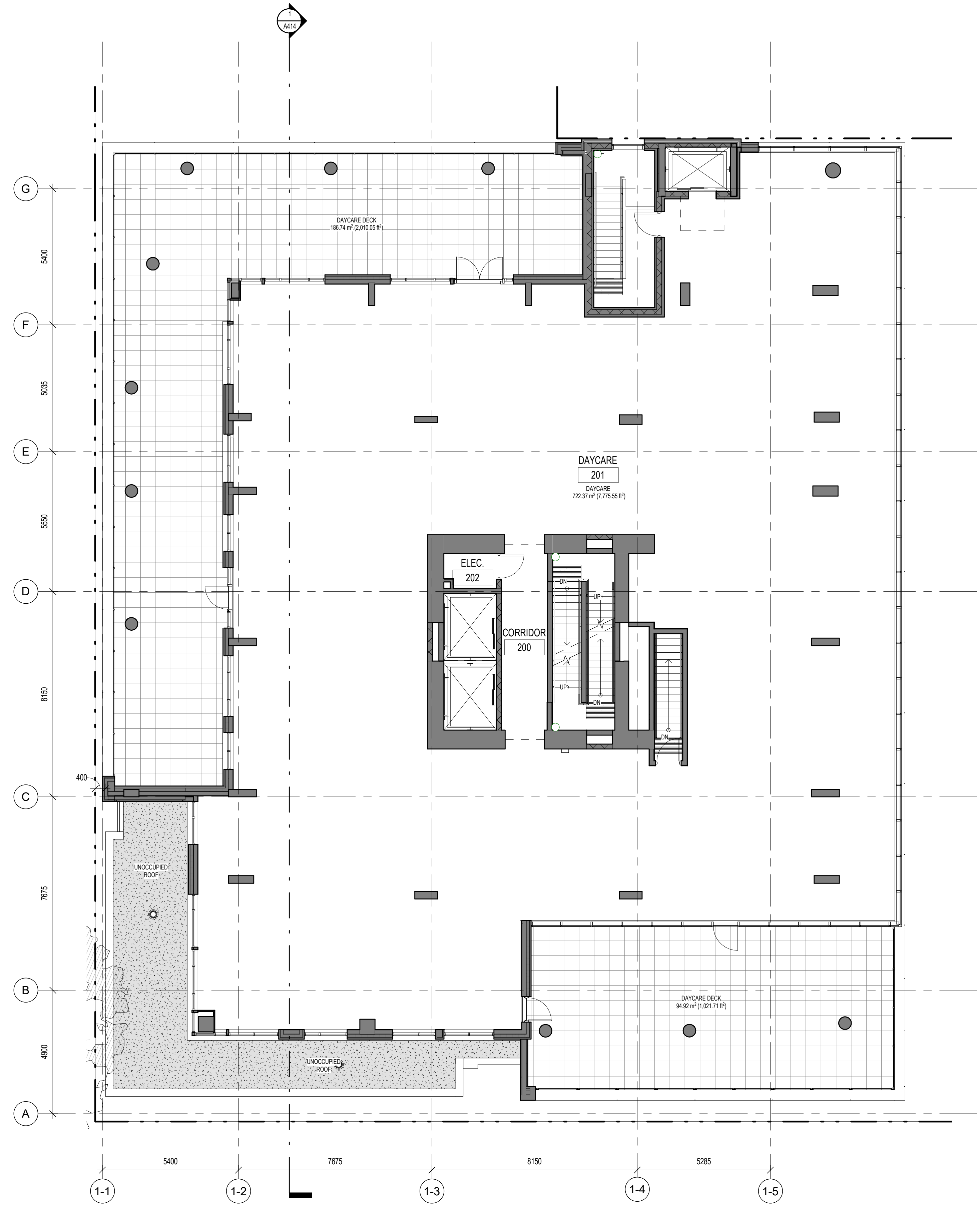
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A204

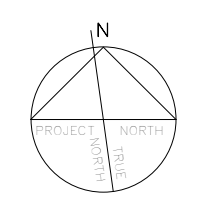
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1 TOWER LEVEL 1
1:100



1 TOWER LEVEL 2
1:100



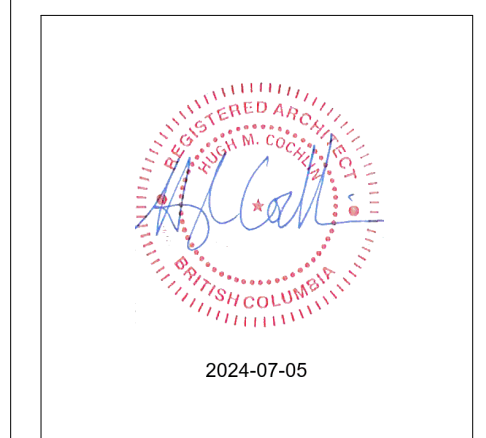
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- SURVEYOR
POWELL & ASSOCIATES
- CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Y	RESPONSE TO CITY COMMENTS VIII	2024.06.13
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W	RESPONSE TO CITY COMMENTS VI	2024.04.30
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C	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE TOWER - LEVEL 2	PROJECT NUMBER 18-13
	DWG. NO. A205

DATE 18.11.20	SCALE 1:100	DRAWN Author	CHECKED Checker
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CIVIL ENGINEER
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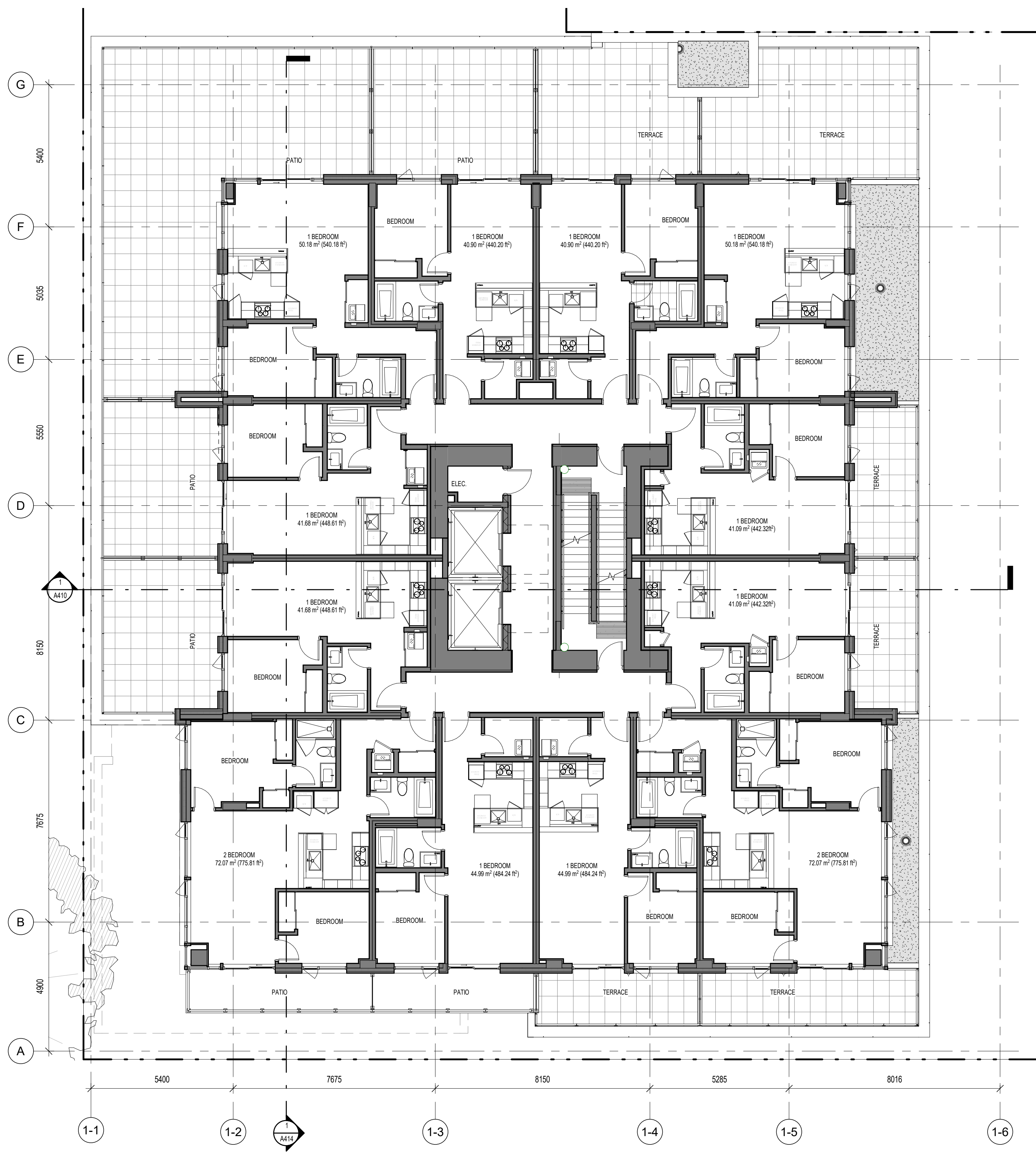
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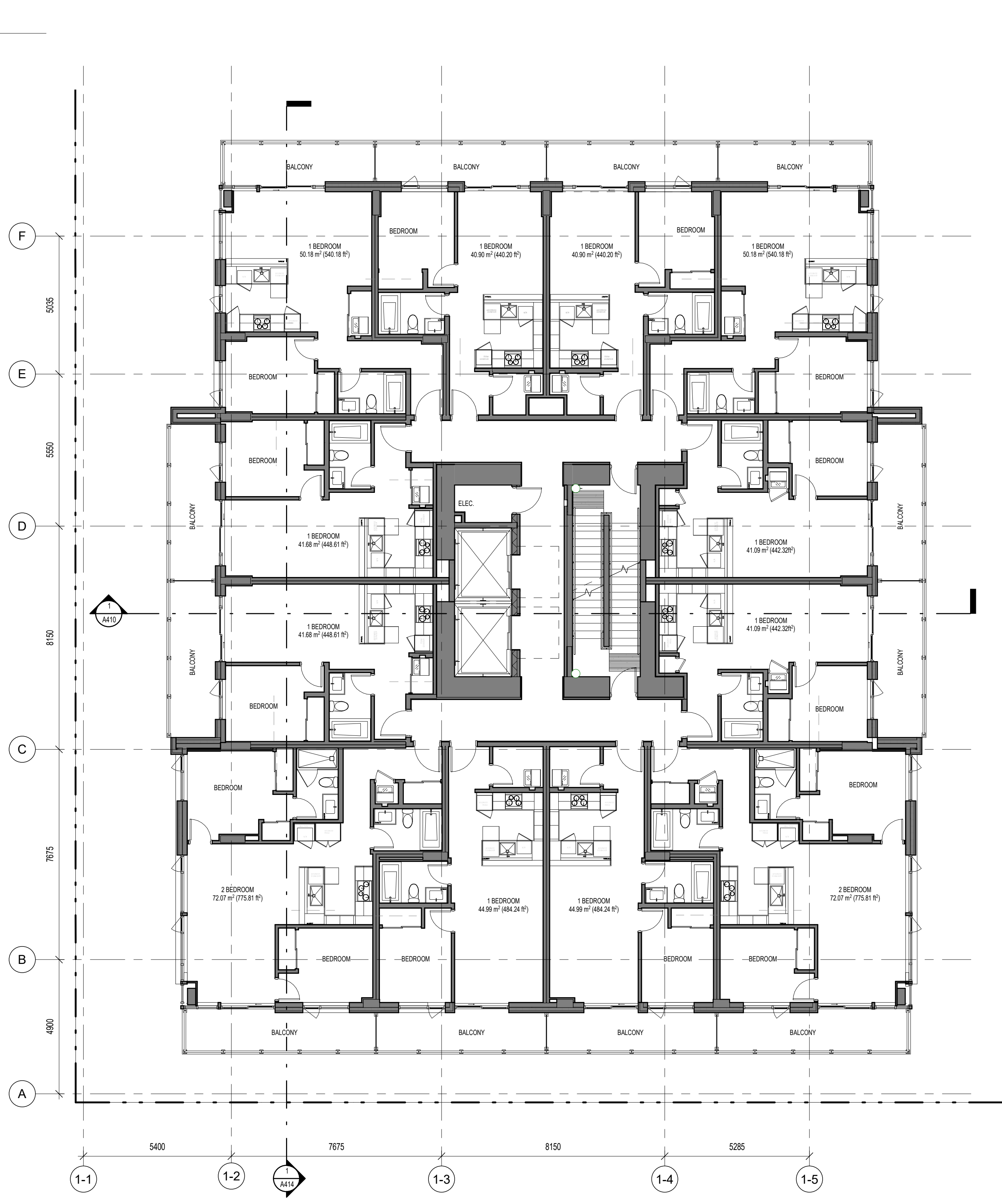
PROJECT ADDRESS
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PROJECT
COOK STREET PLAZA

DRAWING TITLE TOWER - LEVEL 3 & 4-6	PROJECT NUMBER 18-13
	DWG. NO. A206
DATE 18.11.20	SCALE 1:100
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1 TOWER LEVEL 3
1:100



2 TOWER LEVEL 4-6
1:100

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RYZUK GEOTECHNICAL
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BUNT ENGINEERING
- SURVEYOR
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- CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES

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A	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO.	DESCRIPTION	BY	DATE
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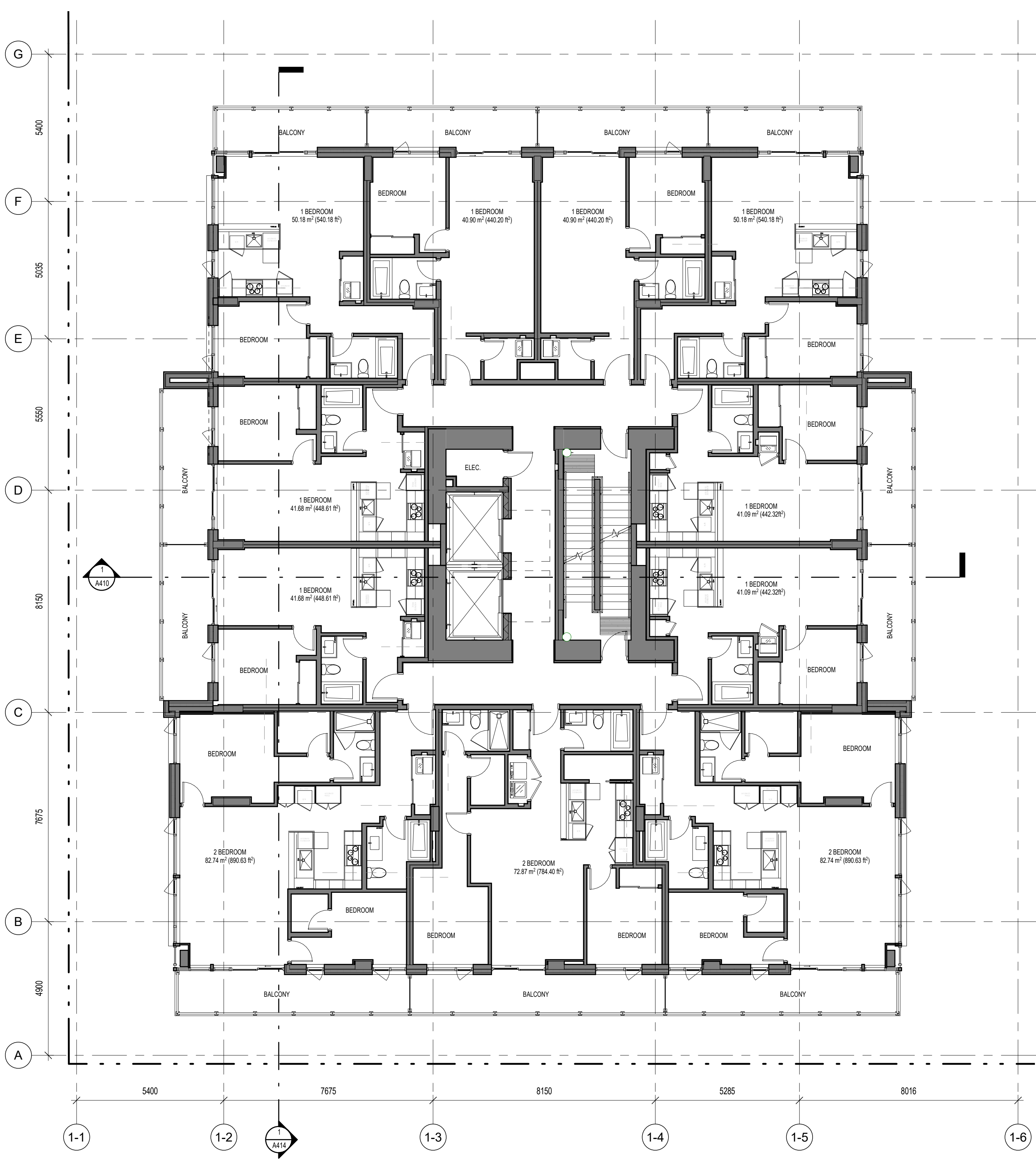


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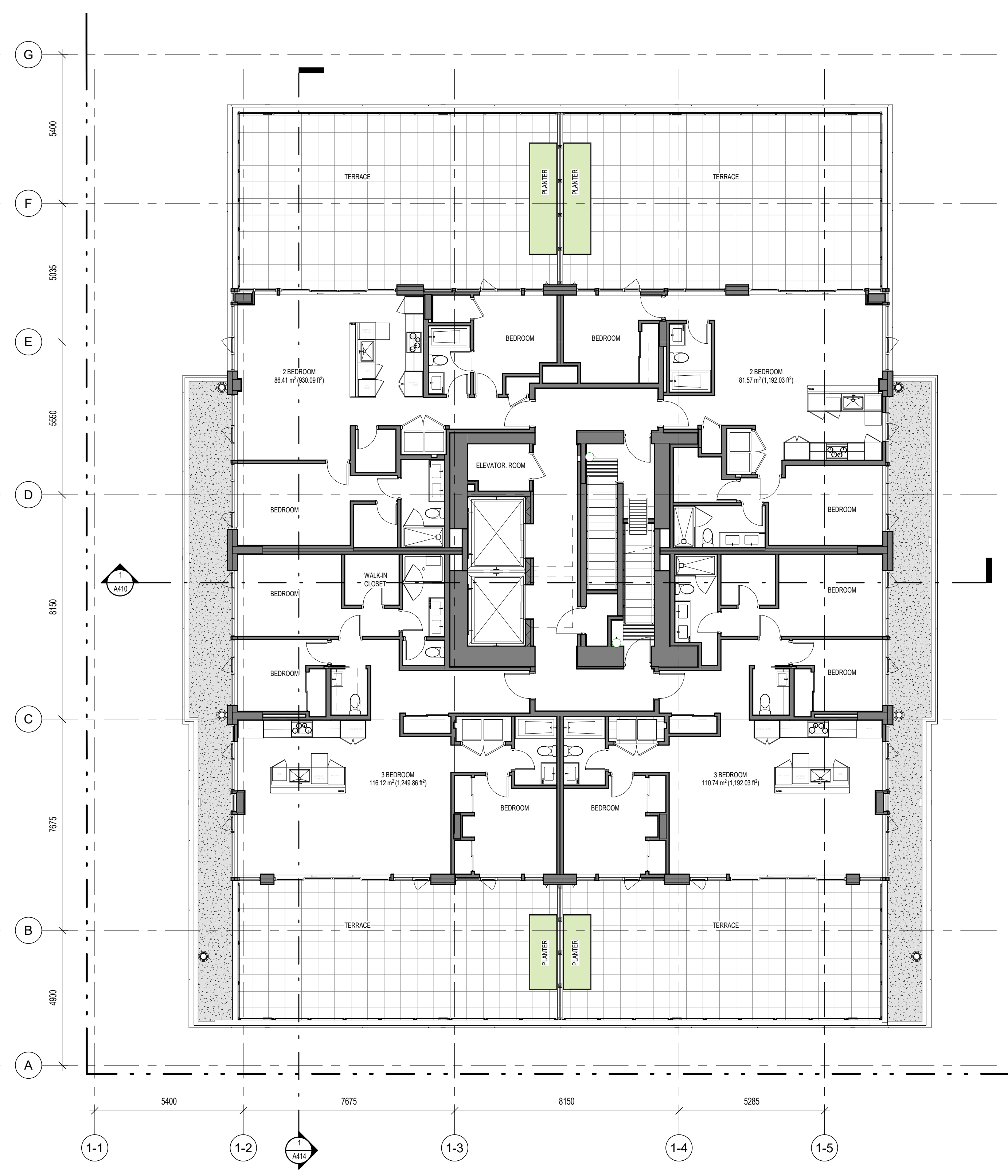
PROJECT
COOK STREET PLAZA

DRAWING TITLE TOWER - LEVEL 7-11 & LEVEL 12	PROJECT NUMBER 18-13
	DWG. NO. A207

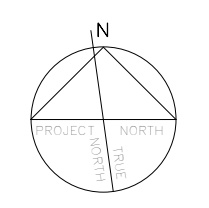
DATE 18.11.20	SCALE 1:100	DRAWN Author	CHECKED Checker
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1 TOWER LEVEL 7-11
1:100



2 TOWER LEVEL 12
1:100



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AME GROUP

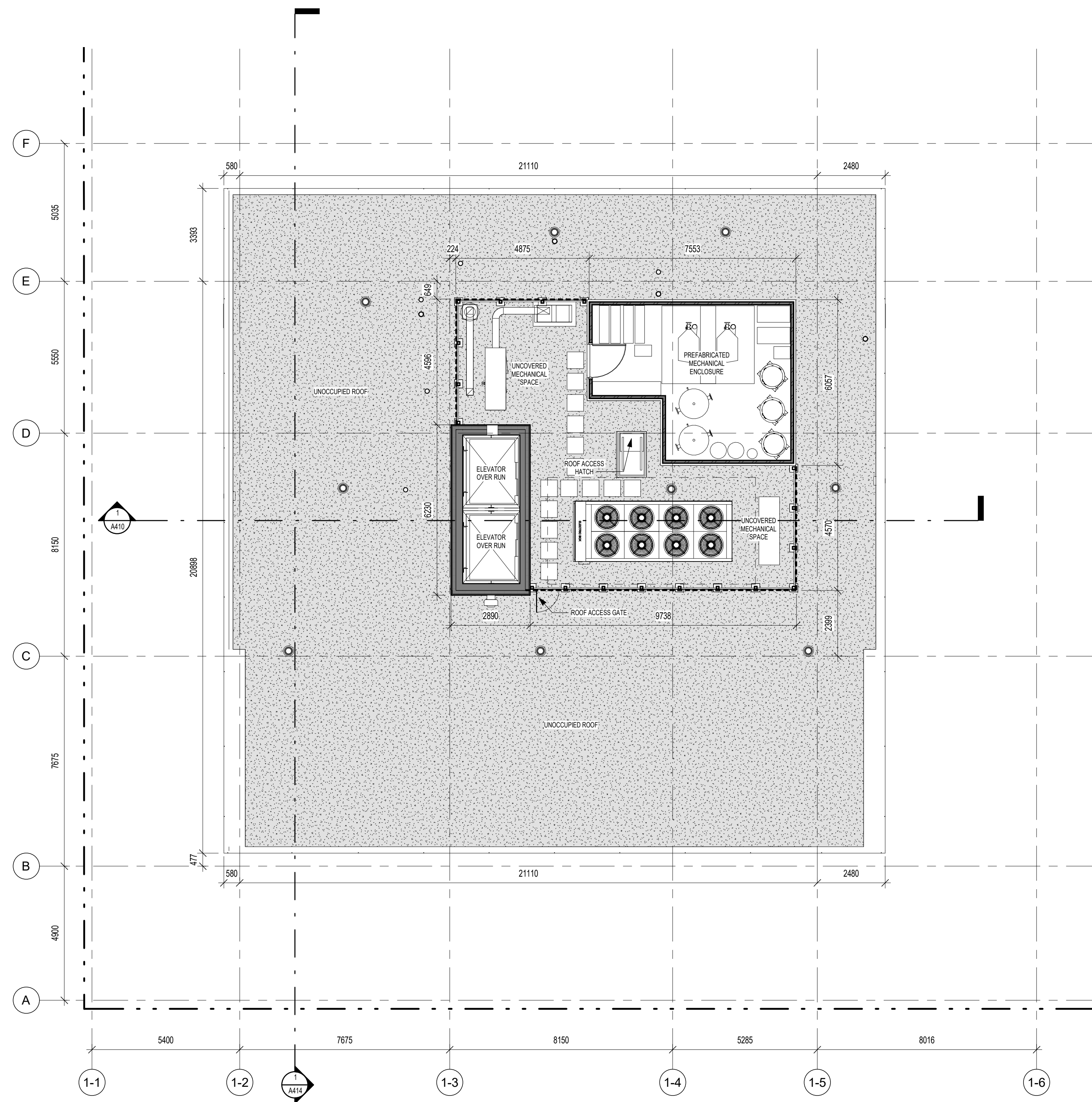
ELECTRICAL ENGINEER
E2 ENGINEERING

GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL

TRAFFIC ENGINEER
BUNT ENGINEERING

SURVEYOR
POWELL & ASSOCIATES

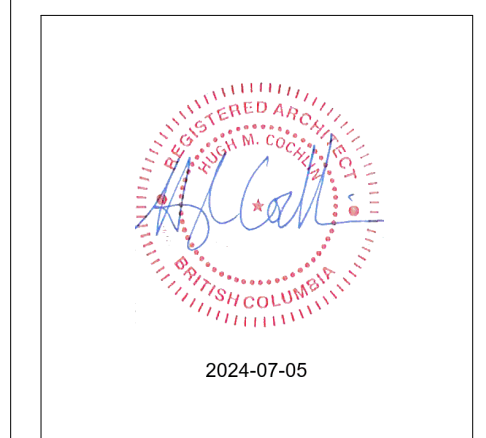
CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES



1 12 STOREY TOWER ROOF
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NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



PROJECT ADDRESS
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JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER
TOWER - ROOF DECK & MECH PENTHOUSE	18-13
	DWG. NO.
	A208

DATE	SCALE	DRAWN	CHECKED
18.11.20	1:100	Author	Checker

JOHNSON STREET

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TRAFFIC ENGINEER
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SURVEYOR
POWELL & ASSOCIATES
CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES

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NO.	DESCRIPTION	BY	DATE
1	CURRENT REVISION	Z	

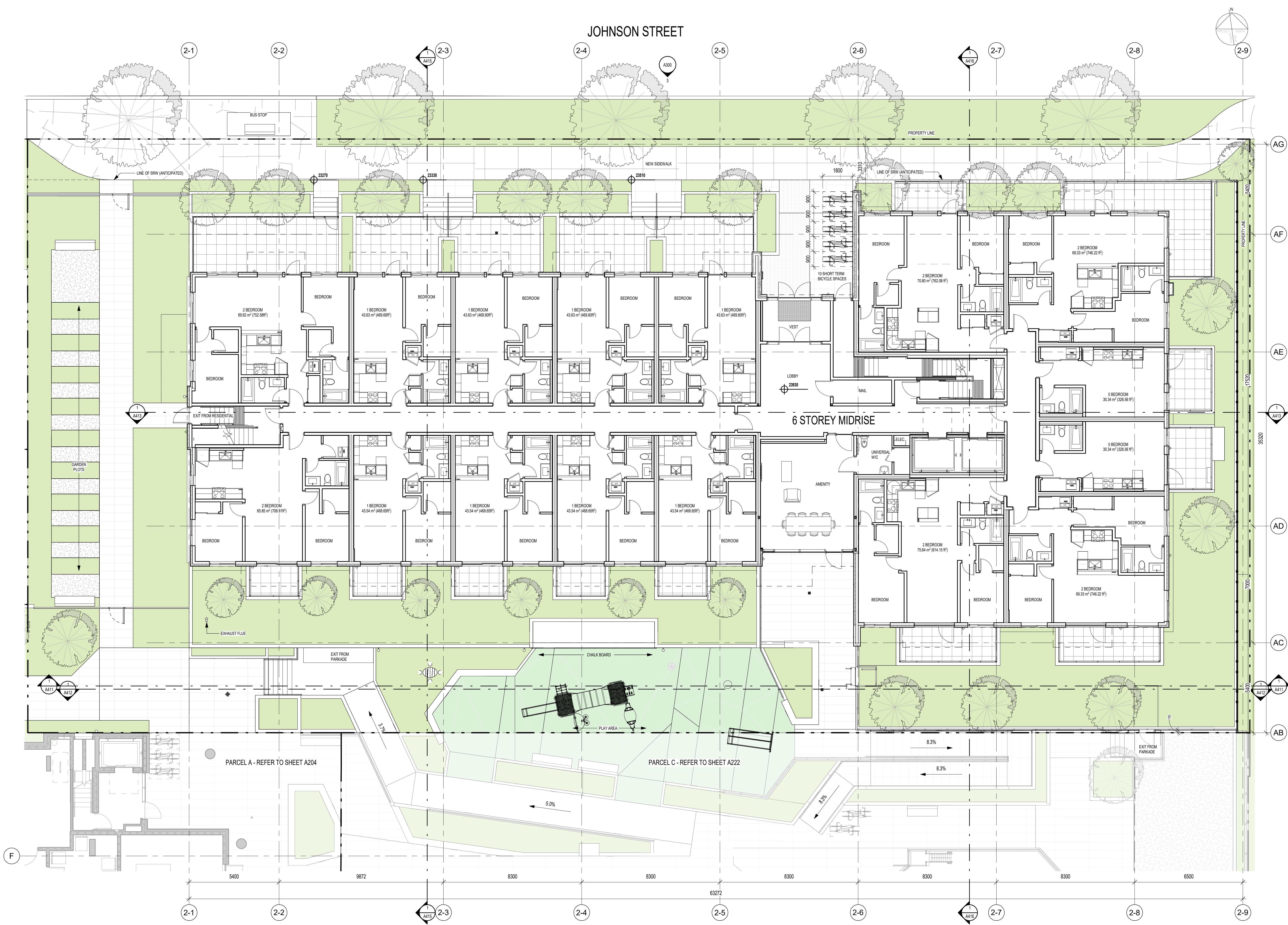


PROJECT ADDRESS
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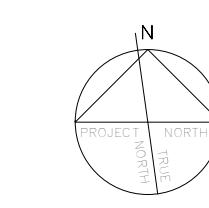
PROJECT
COOK STREET PLAZA

DRAWING TITLE 6 STOREY - LEVEL 1	PROJECT NUMBER 18-13
	DWG. NO. A209

DATE 18.11.20	SCALE 1:100	DRAWN Author	CHECKED Checker
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1 6 STOREY LEVEL 1
1:100



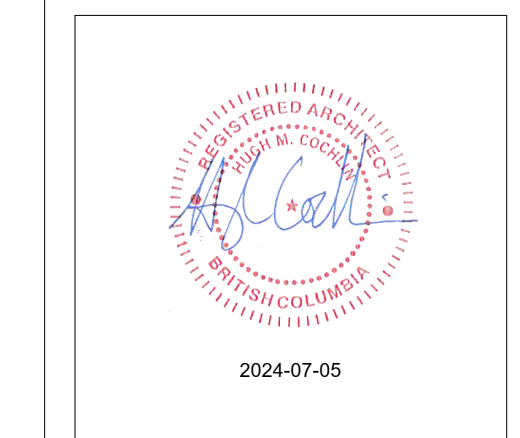
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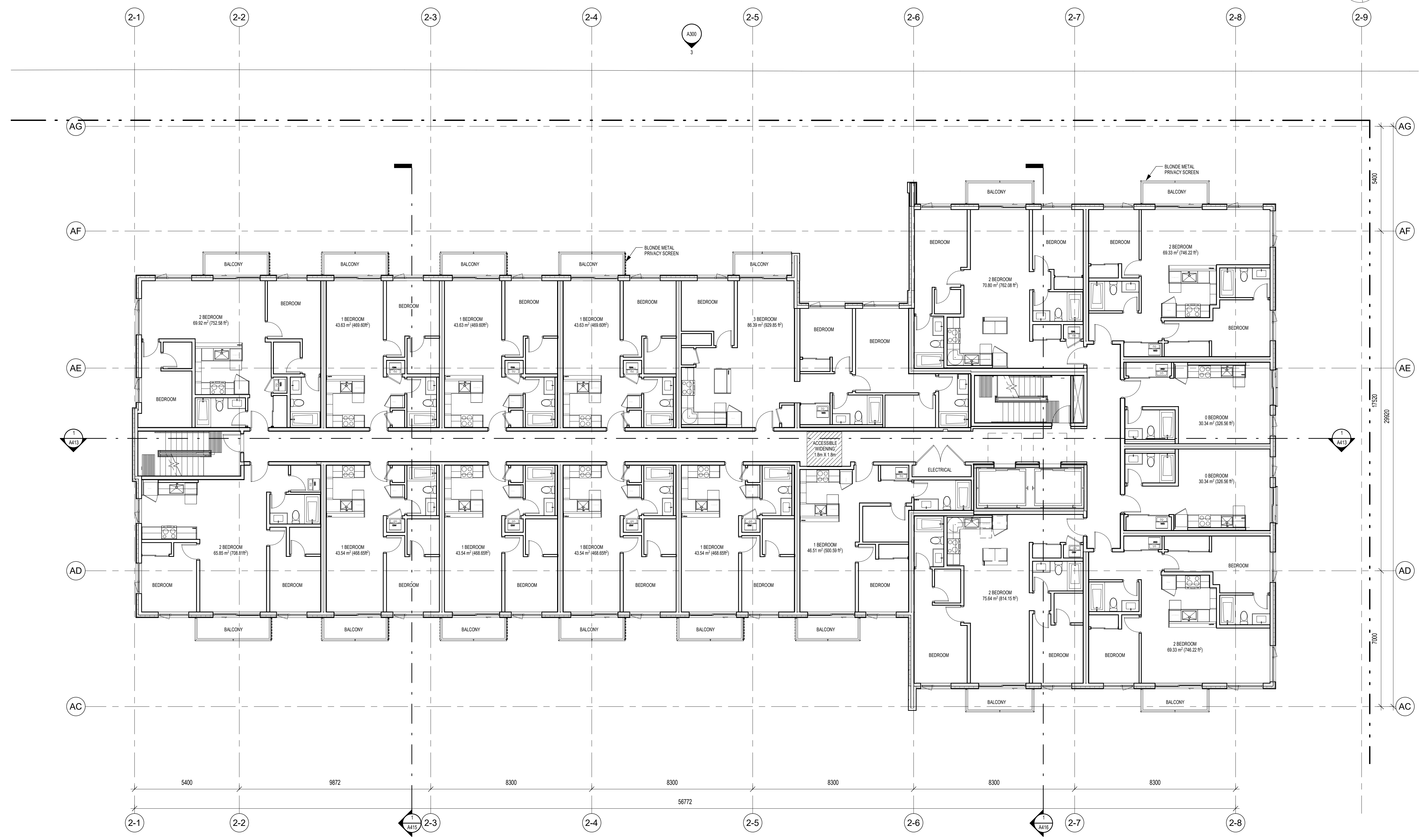


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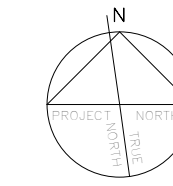
PROJECT
COOK STREET PLAZA

DRAWING TITLE 6 STOREY - LEVELS 2 TO 3	PROJECT NUMBER 18-13
	DWG. NO. A210

DATE 18.11.20	SCALE 1:100	DRAWN Author	CHECKED Checker
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1 6 STOREY LEVEL 2 TO 3
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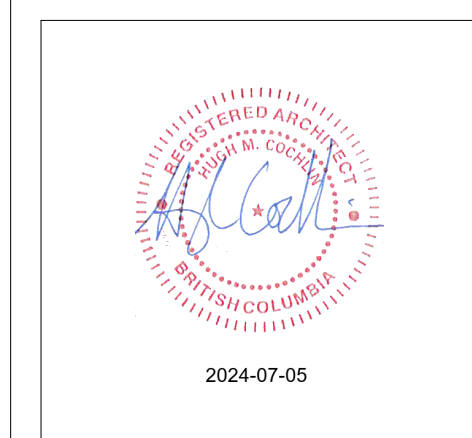
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E	ISSUED FOR RZ & DP REVISION	2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
C	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	

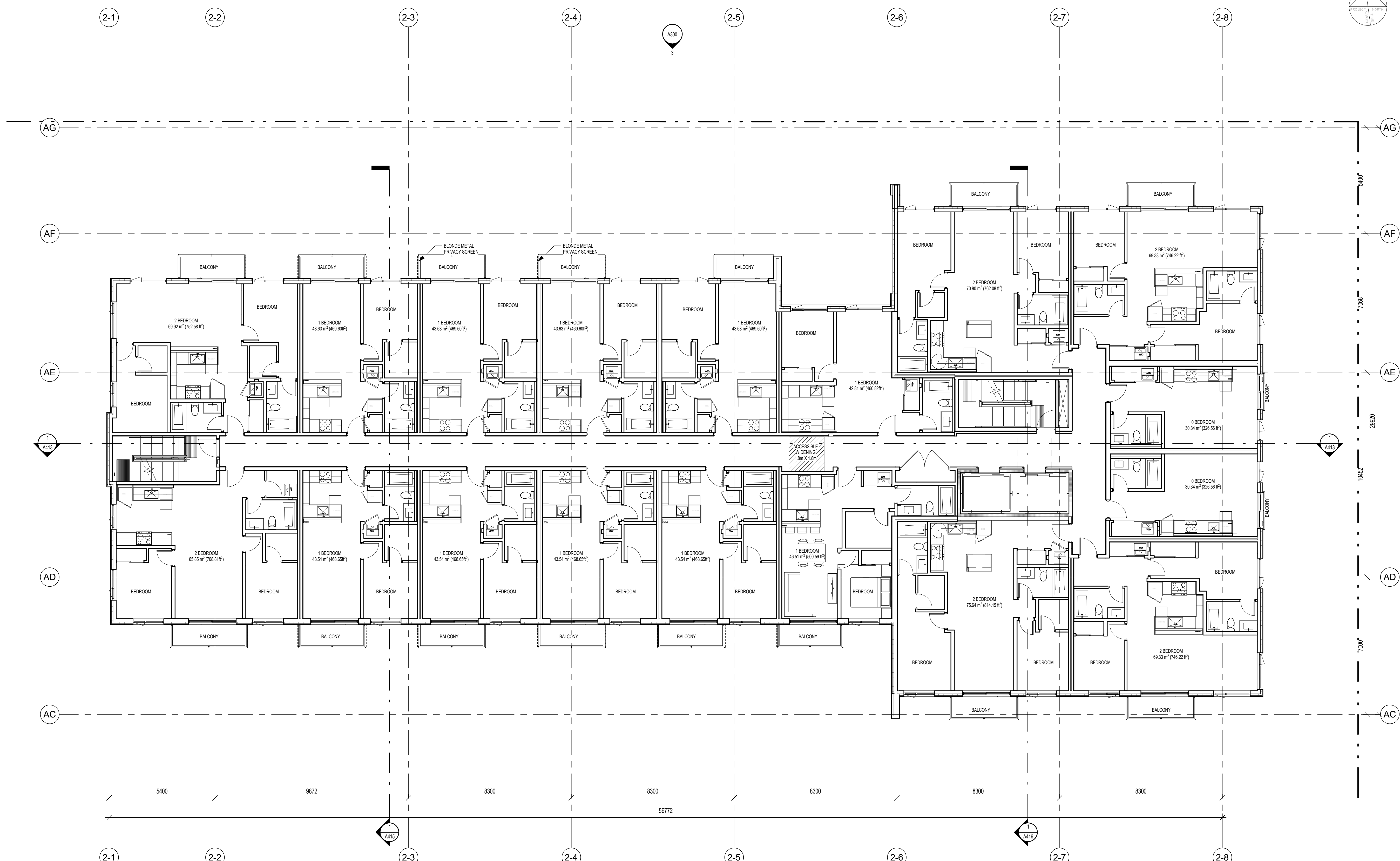


PROJECT ADDRESS
**1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.**

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER
6 STOREY - LEVELS 4 TO 6	18-13
	DWG. NO.
	A211

DATE	SCALE	DRAWN	CHECKED
18.11.20	1:100	Author	Checker



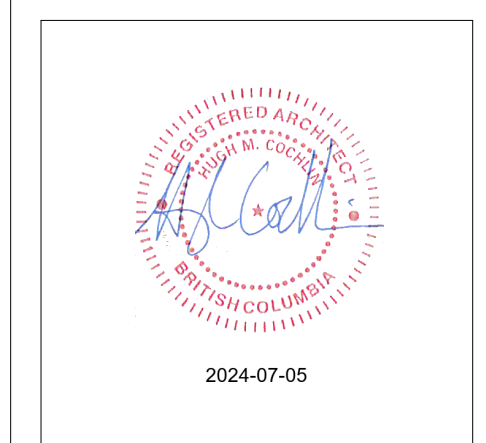
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BUNT ENGINEERING
SURVEYOR
POWELL & ASSOCIATES
CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Y	RESPONSE TO CITY COMMENTS VIII	2024.06.13
X	RESPONSE TO CITY COMMENTS VII	2024.05.30
W	RESPONSE TO CITY COMMENTS VI	2024.04.30
V	RESPONSE TO CITY COMMENTS V	2024.04.12
U	RESPONSE TO CITY COMMENTS IV R1	2024.03.28
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R	RESPONSE TO CITY COMMENTS II	2024.01.31
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B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	

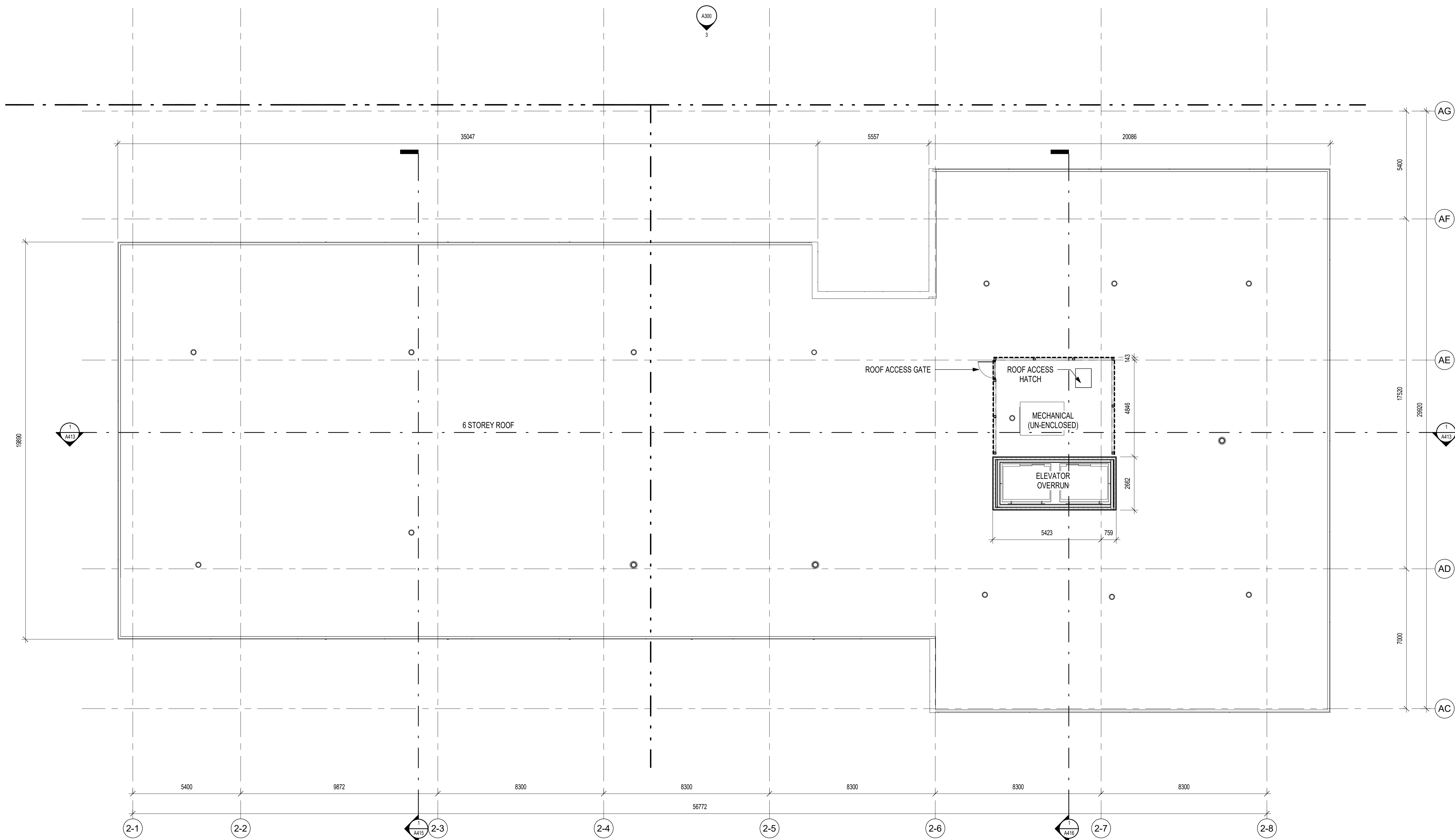


PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER
6 STOREY - ROOF	18-13
	DWG. NO.
	A212

DATE	SCALE	DRAWN	CHECKED
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1 6 STOREY ROOF
1:100

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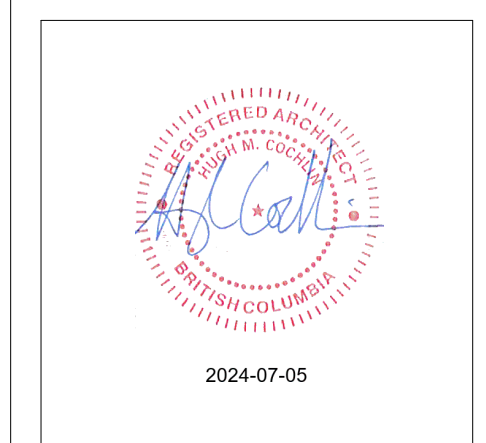
TRAFFIC ENGINEER
BUNT ENGINEERING

SURVEYOR
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CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES

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NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



PROJECT ADDRESS
**1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.**

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER
MEDICAL OFFICE BASEMENT	18-13
	DWG. NO.
	A220

DATE	SCALE	DRAWN	CHECKED
18.11.20	1:100	Author	Checker



1 MED BUILDING BASEMENT
1:100

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RYZUK GEOTECHNICAL
TRAFFIC ENGINEER
BUNT ENGINEERING
SURVEYOR
POWELL & ASSOCIATES
CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES

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NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



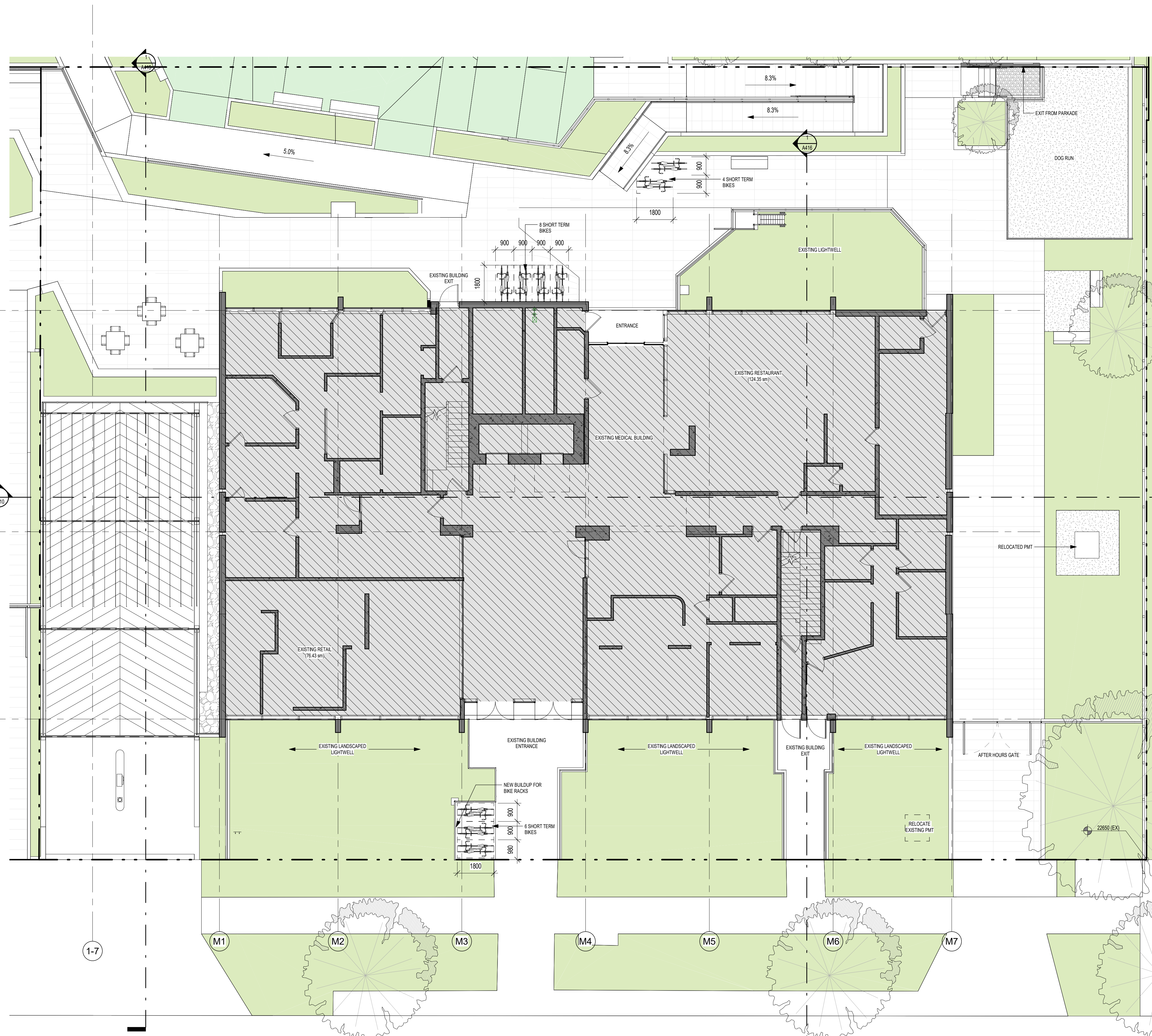
2024-07-05

PROJECT ADDRESS
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JOHNSON ST.**

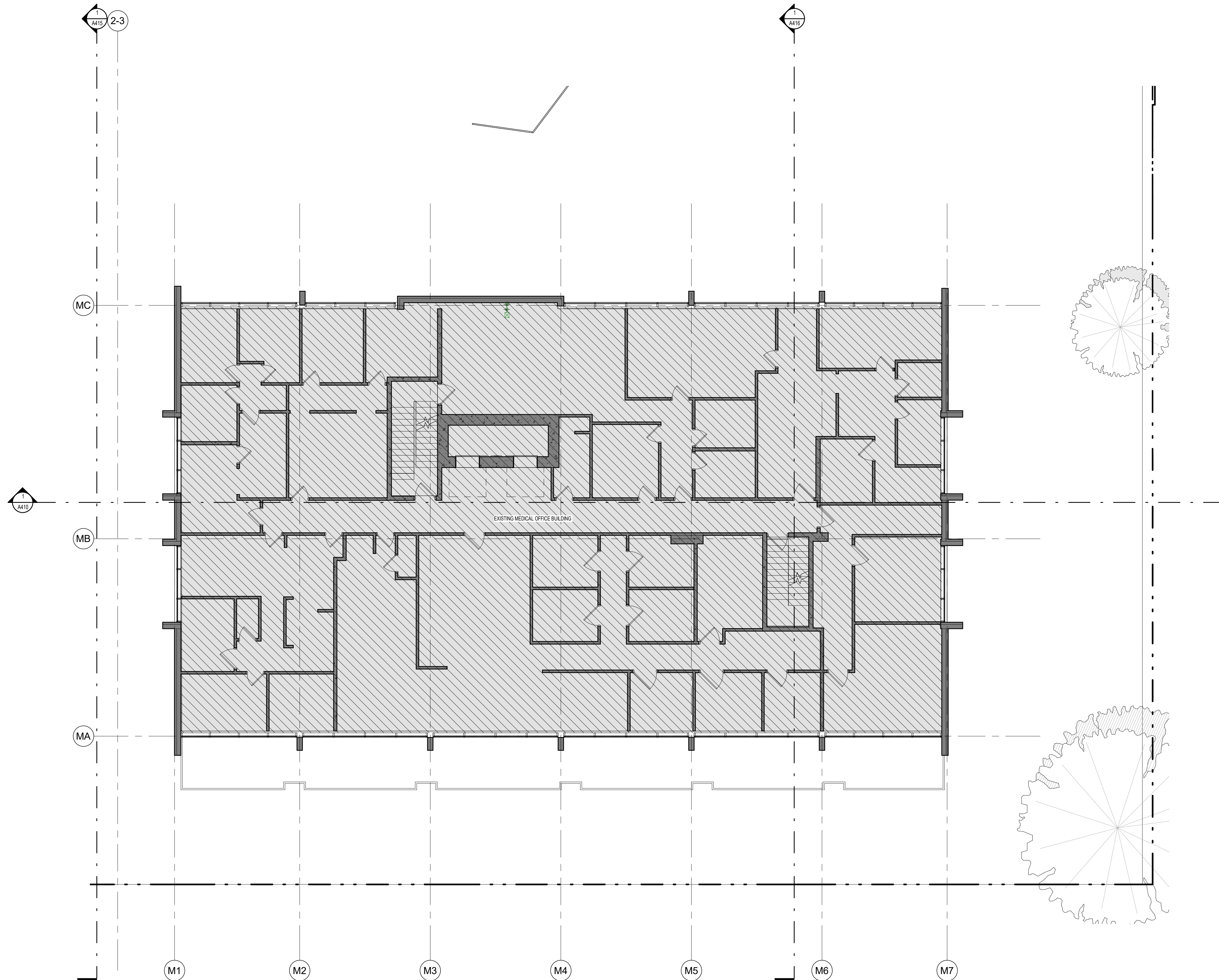
PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER
MEDICAL OFFICE GROUND LEVEL	18-13
	DWG. NO.
	A221

DATE	SCALE	DRAWN	CHECKED
18.11.20	1:100	Author	Checker



1 MED BUILDING LEVEL 1
1:100

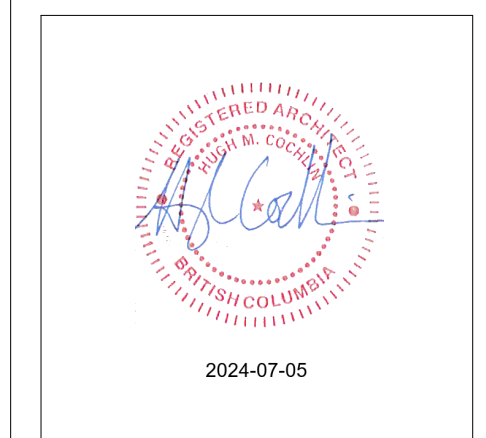


1 MED BUILDING TYPICAL FLOOR
1:100

- LANDSCAPE ARCHITECT
DURANTE KREUK LTD.
- STRUCTURAL ENGINEER
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AME GROUP
- ELECTRICAL ENGINEER
E2 ENGINEERING
- GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL
- TRAFFIC ENGINEER
BUNT ENGINEERING
- SURVEYOR
POWELL & ASSOCIATES
- CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES

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NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	

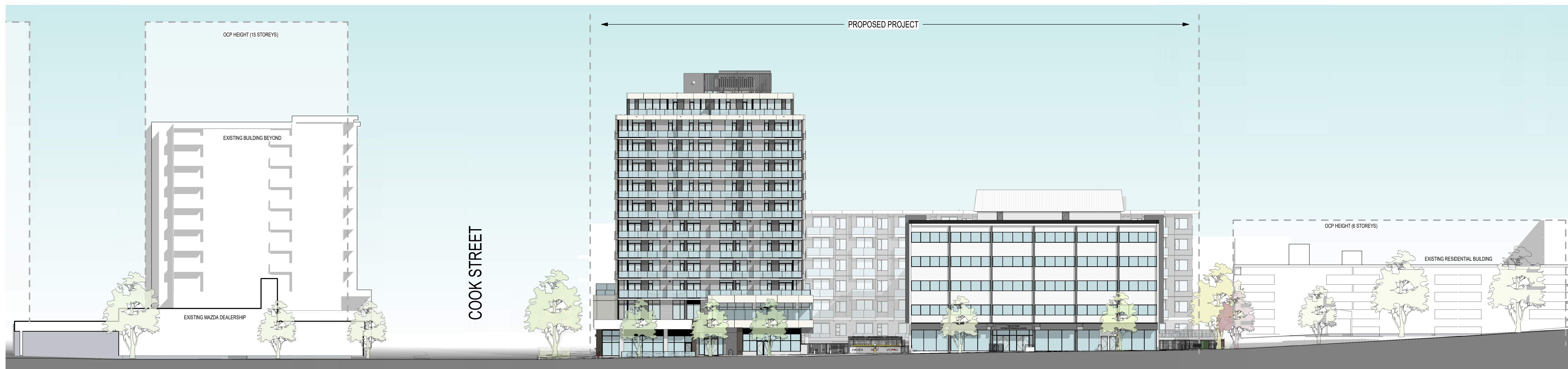


PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.

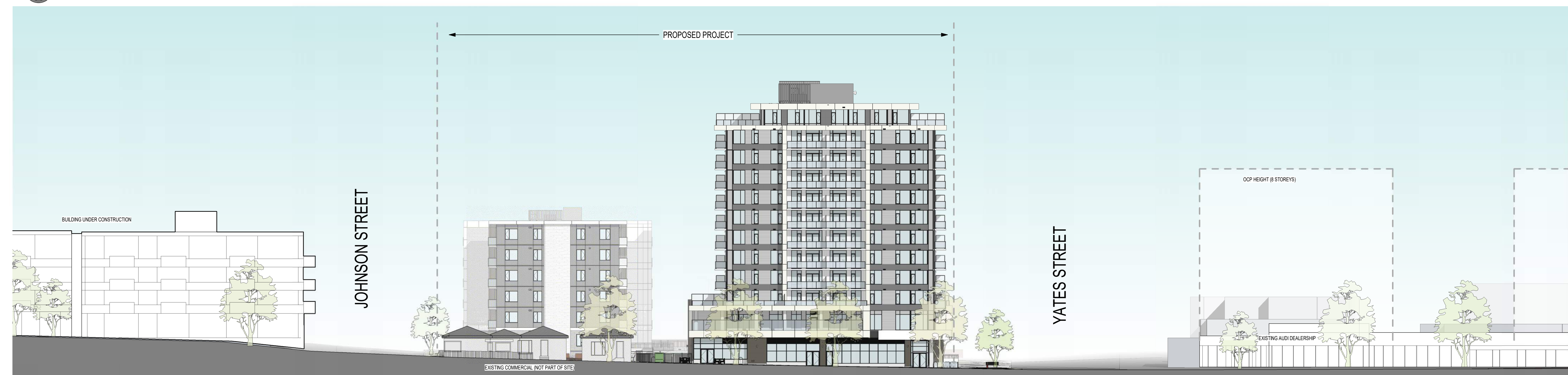
PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER
MEDICAL OFFICE TYPICAL LEVEL	18-13
	DWG. NO.
	A222

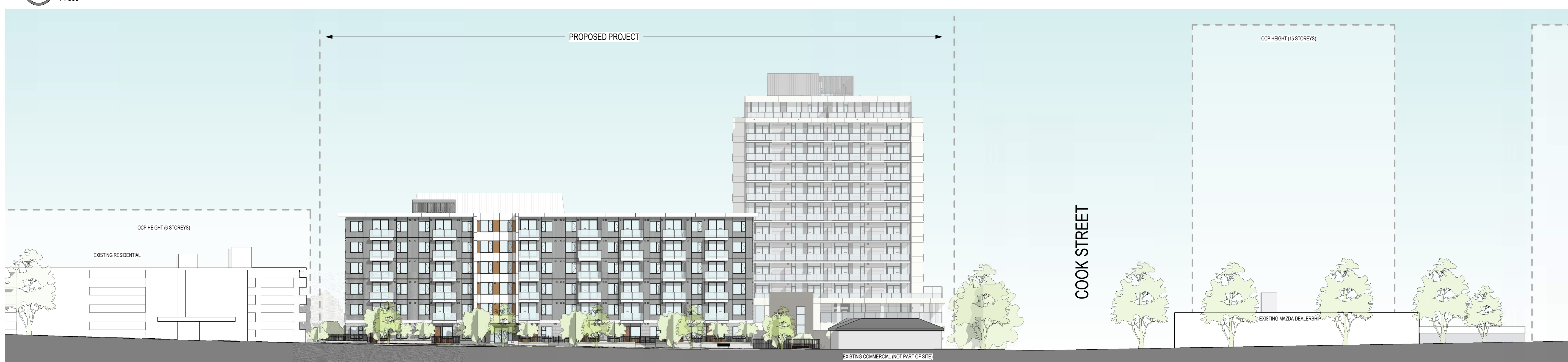
DATE	SCALE	DRAWN	CHECKED
18.11.20	1:100	Author	Checker



1 YATES STREET ELEVATION
1 : 300



2 COOK STREET ELEVATION
1 : 300

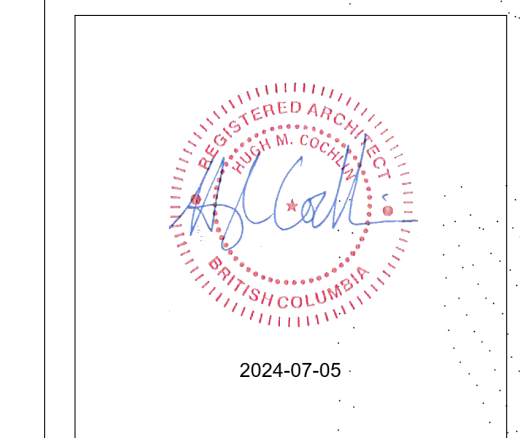


3 JOHNSON STREET ELEVATION
1 : 300

- LANDSCAPE ARCHITECT
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- STRUCTURAL ENGINEER
READ JONES CHRISTOFFERSEN LTD.
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AME GROUP
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E2 ENGINEERING
- GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL
- TRAFFIC ENGINEER
BUNT ENGINEERING
- SURVEYOR
POWELL & ASSOCIATES
- CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES

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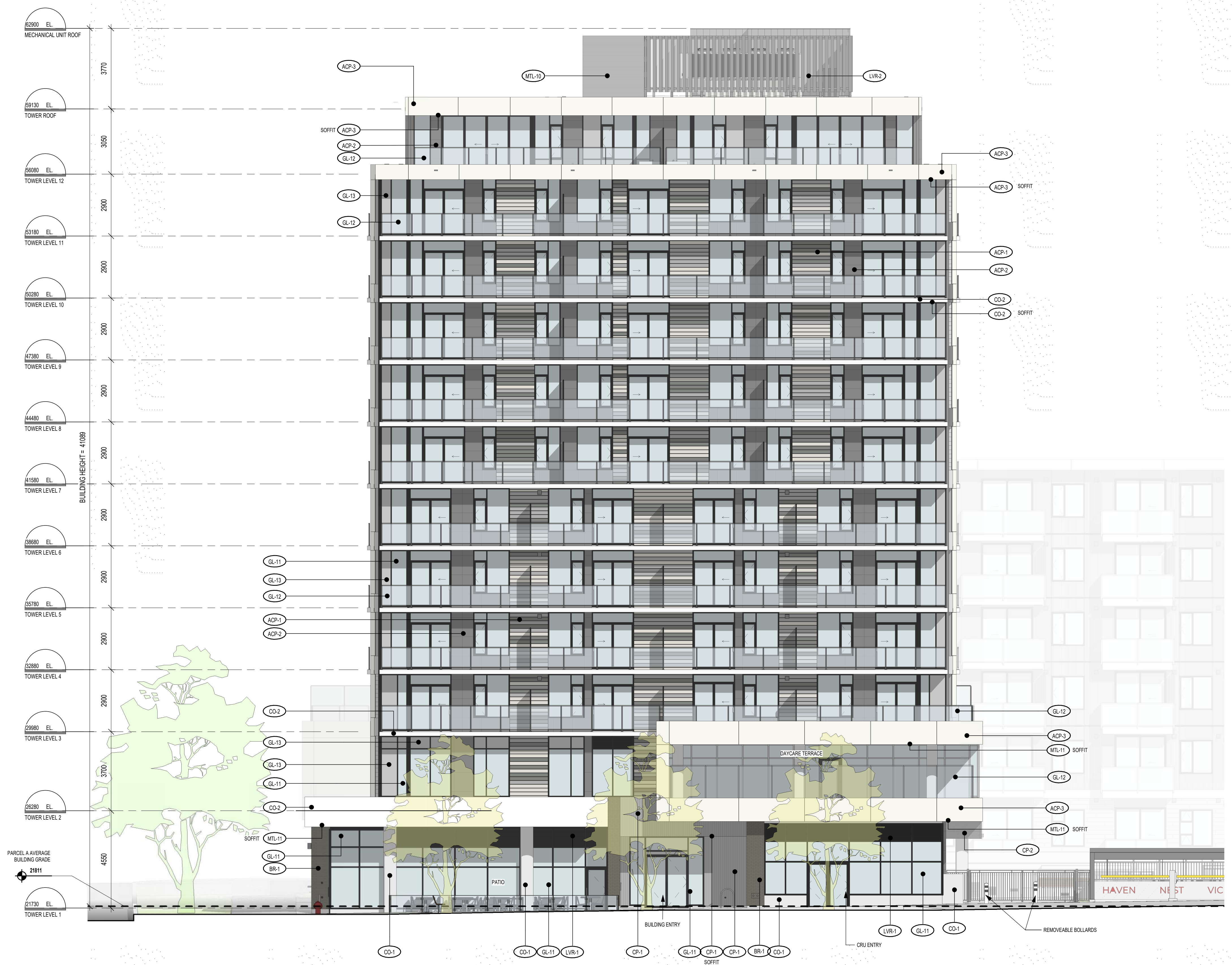
NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE STREET ELEVATIONS	PROJECT NUMBER 18-13
	DWG. NO. A300
DATE 18.11.20	SCALE 1 : 300
DRAWN Author	CHECKED Checker



- GL-11 - INSULATED GLASS (VISION GLASS - CLEAR)
- GL-12 - CLEAR GLASS GUARDRAIL (TEMPERED, LAMINATED)
- GL-13 - GLASS SPANDREL PANEL
- GL-14 - FROSTED GLASS
- CO-1 - ARCHITECTURAL CONCRETE
- CO-2 - PAINTED CONCRETE (WHITE)
- CP-1 - GROOVED CEMENTITIOUS PANEL (GREY)
- CP-2 - FLAT CEMENTITIOUS PANEL (GREY)
- MTL-10 - CORRUGATED METAL CLADDING (MED GREY)
- MTL-11 - METAL SOFFIT (WOOD GRAIN, BLONDE)
- MTL-12 - METAL SOFFIT (DARK GREY)
- MTL-14 - METAL SOFFIT (CLADDING (WOOD LOOK, SADDLE)
- MTL-15 - METAL PRIVACY SCREENS (BLONDE)
- ACP-1 - ALUMINUM COMPOSITE PANEL (MIX OF COLORS)
- ACP-2 - ALUMINUM COMPOSITE PANEL (UMBERA GREY)
- ACP-3 - ALUMINUM COMPOSITE PANEL (WHITE RAL 9010)
- ACP-4 - ALUMINUM COMPOSITE PANEL (RAL 9002)
- ACP-5 - ALUMINUM COMPOSITE PANEL (BLACK TO MATCH CURTAINWALL)
- BR-1 - BRICK VENEER (DARK)
- WD-1 - WOOD ENTRY DOOR, MATCH MTL-14 LOOK
- LVR-1 - METAL LOUVERS (CHARCOAL)
- LVR-2 - METAL LOUVERS/MECHANICAL SCREEN (CHARCOAL)

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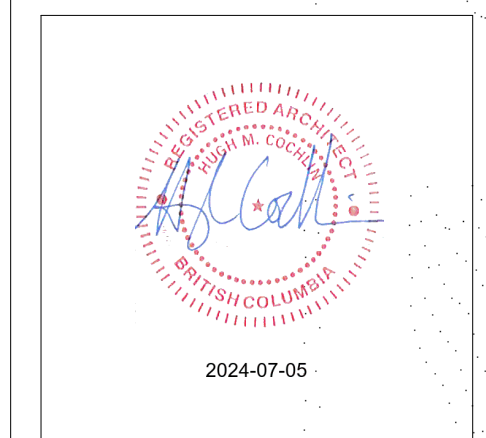
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RYZUK GEOTECHNICAL
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BUNT ENGINEERING
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POWELL & ASSOCIATES
- CIVIL ENGINEER**
J.E. ANDERSON & ASSOCIATES

NO.	DESCRIPTION	BY	DATE
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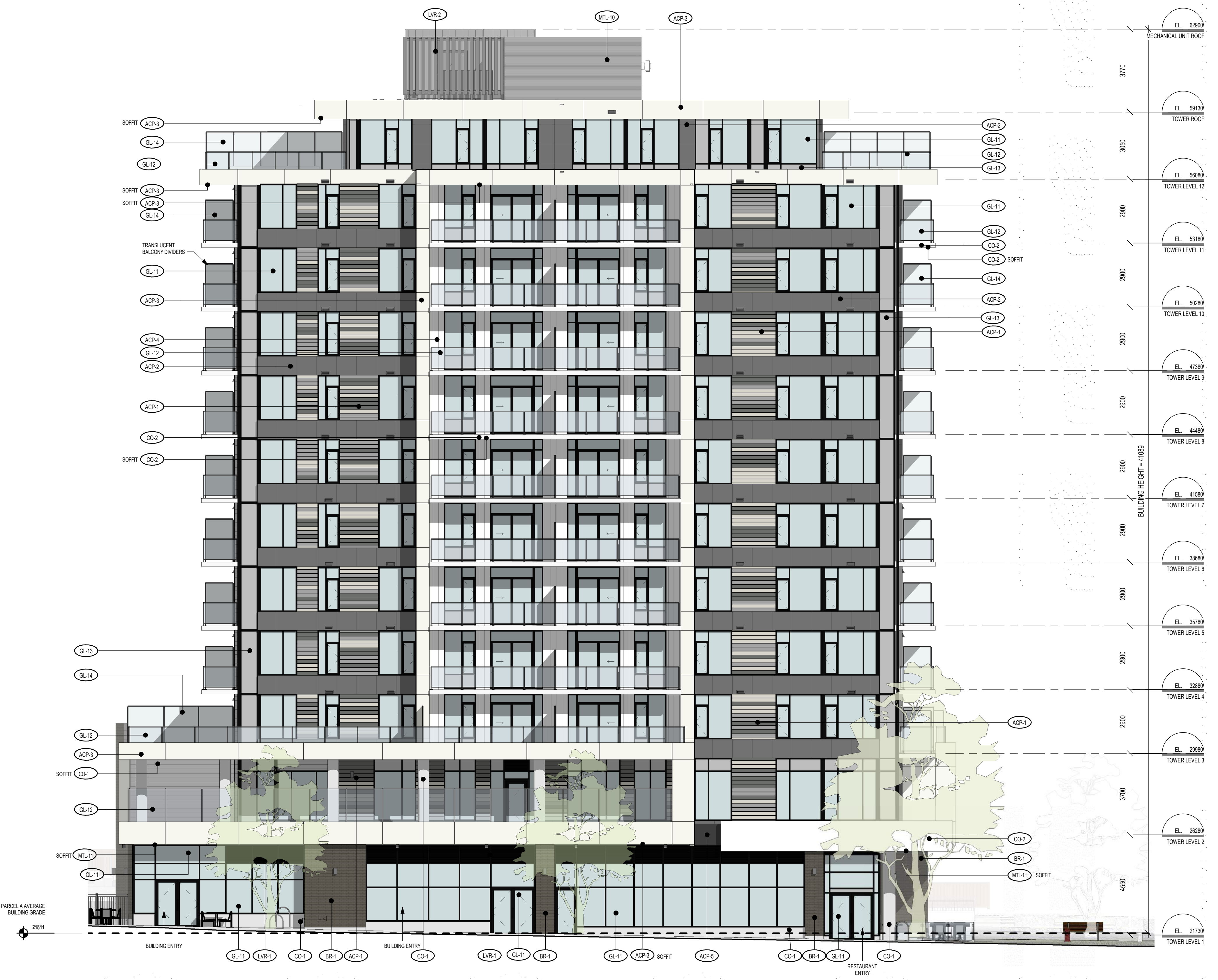
PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER		
BUILDING ELEVATION	18-13		
	DWG. NO.		
	A305		
DATE	SCALE	DRAWN	CHECKED
18.11.20	1:100	Author	Checker

1 12 STOREY SOUTH
1:100

- GL-11 - INSULATED GLASS (VISION GLASS - CLEAR)
- GL-12 - CLEAR GLASS GUARDRAIL (TEMPERED, LAMINATED)
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- GL-14 - FROSTED GLASS
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- MTL-12 - METAL SOFFIT (DARK GREY)
- MTL-14 - METAL SOFFIT (CLADDING (WOOD LOOK, SADDLE))
- MTL-15 - METAL PRIVACY SCREENS (BLONDE)
- ACP-1 ALUMINUM COMPOSITE PANEL (MIX OF COLORS)
- ACP-2 ALUMINUM COMPOSITE PANEL (DUSKY GREY)
- ACP-3 ALUMINUM COMPOSITE PANEL (WHITE RAL 9010)
- ACP-4 ALUMINUM COMPOSITE PANEL (RAL 9022)
- ACP-5 ALUMINUM COMPOSITE PANEL (BLACK TO MATCH CURTAINWALL)
- BR-1 - BRICK VENEER (DARK)
- WD-1 - WOOD ENTRY DOOR. MATCH MTL-14 LOOK
- LVR-1 - METAL LOUVERS (CHARCOAL)
- LVR-2 - METAL LOUVERS MECHANICAL SCREEN (CHARCOAL)



1 12 STOREY WEST
1:100

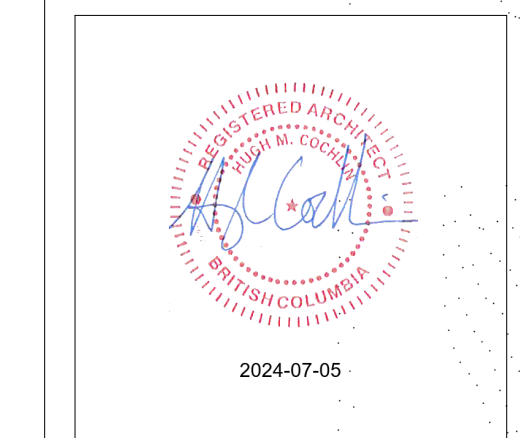
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BUNT ENGINEERING
- SURVEYOR
POWELL & ASSOCIATES
- CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Y	RESPONSE TO CITY COMMENTS VIII	2024.06.13
X	RESPONSE TO CITY COMMENTS VII	2024.05.30
W	RESPONSE TO CITY COMMENTS VI	2024.04.30
V	RESPONSE TO CITY COMMENTS V	2024.04.12
U	RESPONSE TO CITY COMMENTS IV R1	2024.03.28
T	RESPONSE TO CITY COMMENTS IV	2024.03.08
S	RESPONSE TO CITY COMMENTS III	2024.02.27
R	RESPONSE TO CITY COMMENTS II	2024.01.31
Q	RESPONSE TO CITY COMMENTS I	2024.01.15
P	ISSUED FOR DVP	2023.12.15
O	ISSUED FOR RZ & DP AMENDMENT	2023.09.28
N	ISSUED FOR RZ & DP AMENDMENT	2023.05.05
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L	RESPONSE TO CITY COMMENTS II	2021.08.26
K	RESPONSE TO CITY COMMENTS I	2021.07.07
J	ISSUED FOR RZ & DP AMENDMENT	2021.05.14
I	ISSUED FOR DRAFT RZ & DP AMENDMENT	2021.04.16
H	ISSUED FOR RZ & DP REVISED SUBMISSION	2020.01.23
G	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.09.13
F	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.07.29
E	ISSUED FOR RZ & DP REVISION	2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
C	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE BUILDING ELEVATION	PROJECT NUMBER 18-13
	DWG. NO. A307
DATE 18.11.20	SCALE 1:100
DRAWN Author	CHECKED Checker

- GL-11 - INSULATED GLASS (VISION GLASS - CLEAR)
- GL-12 - CLEAR GLASS GUARDRAIL (TEMPERED, LAMINATED)
- GL-13 - GLASS SPANDREL PANEL
- GL-14 - FROSTED GLASS
- CO-1 - ARCHITECTURAL CONCRETE
- CO-2 - PAINTED CONCRETE (WHITE)
- CP-1 - GROOVED CEMENTITIOUS PANEL (GREY)
- CP-2 - FLAT CEMENTITIOUS PANEL (GREY)
- MTL-10 - CORRUGATED METAL CLADDING (MED GREY)
- MTL-11 - METAL SOFFIT (WOOD GRAN, BLONDE)
- MTL-12 - METAL SOFFIT (DARK GREY)
- MTL-14 - METAL SOFFIT CLADDING (WOOD LOOK, SADDLE)
- MTL-15 - METAL PRIVACY SCREENS (BLONDE)
- ACP-1 - ALUMINUM COMPOSITE PANEL (MIX OF COLORS)
- ACP-2 - ALUMINUM COMPOSITE PANEL (UMBRA GREY)
- ACP-3 - ALUMINUM COMPOSITE PANEL (WHITE RAL 9010)
- ACP-4 - ALUMINUM COMPOSITE PANEL (RAL 9002)
- ACP-5 - ALUMINUM COMPOSITE PANEL (BLACK TO MATCH CURTAINWALL)
- BR-1 - BRICK VENEER (DARK)
- WD-1 - WOOD ENTRY DOOR, MATCH MTL-14 LOOK
- LVR-1 - METAL LOUVERS (CHARCOAL)
- LVR-2 - METAL LOUVERS/MECHANICAL SCREEN (CHARCOAL)

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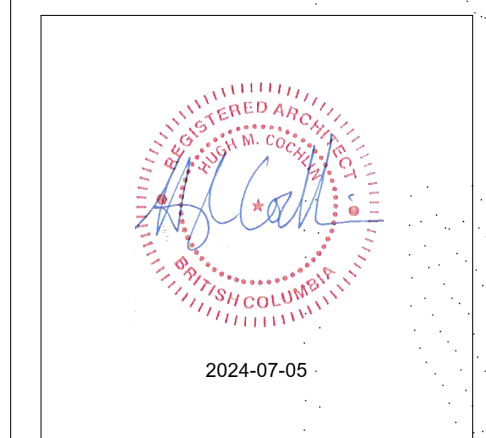
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POWELL & ASSOCIATES
- CIVIL ENGINEER**
J.E. ANDERSON & ASSOCIATES

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B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.

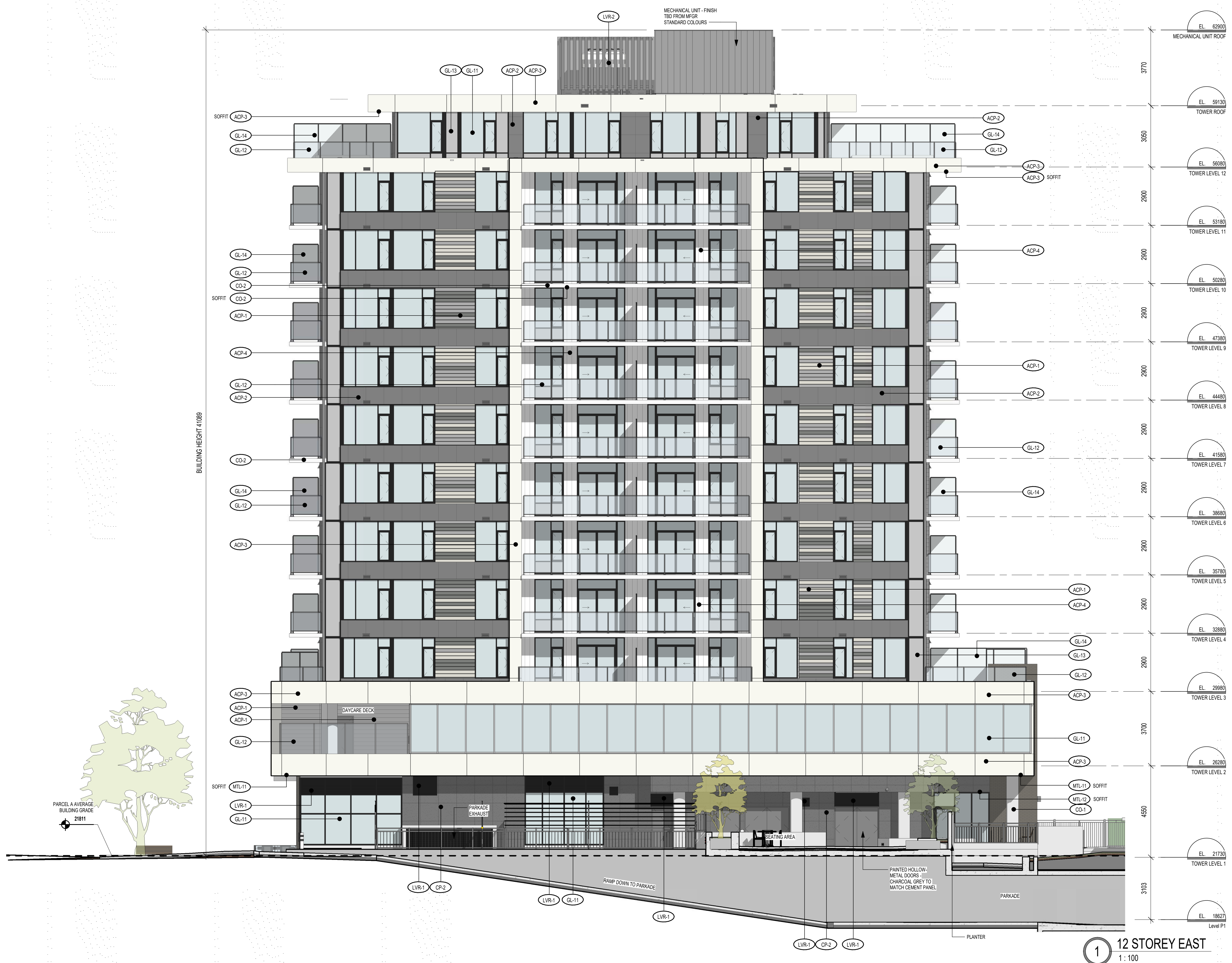
PROJECT
COOK STREET PLAZA

DRAWING TITLE BUILDING ELEVATION	PROJECT NUMBER 18-13
	DWG. NO. A308
DATE 18.11.20	SCALE 1:100
DRAWN Author	CHECKED Checker



1 12 STOREY NORTH
1:100

GL-11	- INSULATED GLASS (VISION GLASS - CLEAR)
GL-12	- CLEAR GLASS QUADRANT (TEMPERED, LAMINATED)
GL-13	- GLASS SPANDREL PANEL
GL-14	- FROSTED GLASS
CO-1	- ARCHITECTURAL CONCRETE
CO-2	- PAINTED CONCRETE (WHITE)
CP-1	- GROOVED CEMENTITIOUS PANEL (GREY)
CP-2	- FLAT CEMENTITIOUS PANEL (GREY)
MTL-10	- CORRUGATED METAL CLADDING (MED GREY)
MTL-11	- METAL SOFFIT (WOOD GRAIN, BLONDE)
MTL-12	- METAL SOFFIT (DARK GREY)
MTL-14	- METAL SOFFIT CLADDING (WOOD LOOK, SADDLE)
MTL-15	- METAL PRIVACY SCREENS (BLONDE)
ACP-1	- ALUMINUM COMPOSITE PANEL (MIX OF COLORS)
ACP-2	- ALUMINUM COMPOSITE PANEL (UMBRA GREY)
ACP-3	- ALUMINUM COMPOSITE PANEL (WHITE RAL 9010)
ACP-4	- ALUMINUM COMPOSITE PANEL (RAL 9005)
ACP-5	- ALUMINUM COMPOSITE PANEL (BLACK TO MATCH CURTAINWALL)
BR-1	- BRICK VENEER (DARK)
WD-1	- WOOD ENTRY DOOR - MATCH MTL-14 LOOK
LVR-1	- METAL LOUVERS (CHARCOAL)
LVR-2	- METAL LOUVERS/MECHANICAL SCREEN (CHARCOAL)



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ARCHITECTURE + INTERIORS INC.

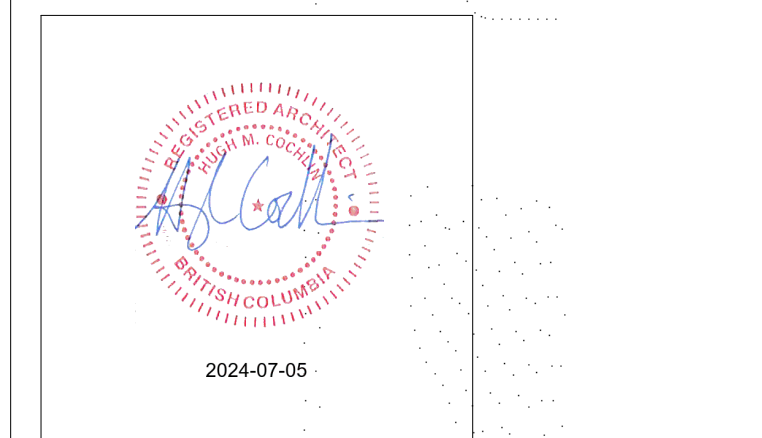
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- CIVIL ENGINEER**
J.E. ANDERSON & ASSOCIATES

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C	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER		
BUILDING ELEVATION	18-13		
	DWG. NO.		
	A309		
DATE	SCALE	DRAWN	CHECKED
18.11.20	1:100	Author	Checker

GL-11	- INSULATED GLASS (VISION GLASS - CLEAR)
GL-12	- CLEAR GLASS GUARDRAIL (TEMPERED, LAMINATED)
GL-13	- GLASS SPANDREL PANEL
GL-14	- FROSTED GLASS
CO-1	- ARCHITECTURAL CONCRETE
CO-2	- PAINTED CONCRETE (WHITE)
CP-1	- GROOVED CEMENTITIOUS PANEL (GREY)
CP-2	- FLAT CEMENTITIOUS PANEL (GREY)
MTL-10	- CORRUGATED METAL CLADDING (MED GREY)
MTL-11	- METAL SOFFIT (WOOD GRAIN, BLONDE)
MTL-12	- METAL SOFFIT (DARK GREY)
MTL-14	- METAL SOFFIT (CLADDING WOOD LOOK, SADDLE)
MTL-15	- METAL PRIVACY SCREENS (BLONDE)
ACP-1	- ALUMINUM COMPOSITE PANEL (MIX OF COLORS)
ACP-2	- ALUMINUM COMPOSITE PANEL (UMBRA GREY)
ACP-3	- ALUMINUM COMPOSITE PANEL (WHITE RAL 9010)
ACP-4	- ALUMINUM COMPOSITE PANEL (RAL 9003)
ACP-5	- ALUMINUM COMPOSITE PANEL (BLACK TO MATCH CURTAINWALL)
BR-1	- BRICK VENEER (DARK)
WD-1	- WOOD ENTRY DOOR, MATCH MTL-14 LOOK
LVR-1	- METAL LOUVERS (CHARCOAL)
LVR-2	- METAL LOUVERS (MECHANICAL SCREEN (CHARCOAL))

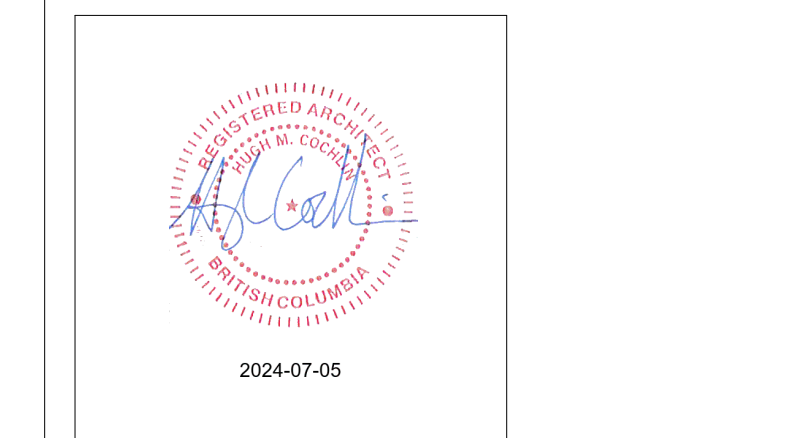
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BUNT ENGINEERING
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POWELL & ASSOCIATES
- CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
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B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO.	DESCRIPTION	BY	DATE
1	CURRENT REVISION	Z	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER		
BUILDING ELEVATION	18-13		
	DWG. NO.		
	A316		
DATE	SCALE	DRAWN	CHECKED
18.11.20	1:100	Author	Checker



1 6 STOREY SOUTH
1:100

- GL-11 - INSULATED GLASS (VISION GLASS - CLEAR)
- GL-12 - CLEAR GLASS GUARDRAIL (TEMPERED, LAMINATED)
- GL-13 - GLASS SPANDREL PANEL
- GL-14 - PROTECTED GLASS
- CO-1 - ARCHITECTURAL CONCRETE
- CO-2 - PAINTED CONCRETE (WHITE)
- CP-1 - GROOVED CEMENTITIOUS PANEL (GREY)
- CP-2 - FLAT CEMENTITIOUS PANEL (GREY)
- MTL-10 - CORRUGATED METAL CLADDING (MED GREY)
- MTL-11 - METAL SOFFIT (WOOD GRAIN, BLONDE)
- MTL-12 - METAL SOFFIT (DARK GREY)
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- ACP-1 - ALUMINUM COMPOSITE PANEL (MIX OF COLORS)
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- ACP-5 - ALUMINUM COMPOSITE PANEL (BLACK TO MATCH CURTAINWALL)
- BR-1 - BRICK VENEER (DARK)
- WD-1 - WOOD ENTRY DOOR, MATCH MTL-14 LOOK
- LVR-1 - METAL LOUVERS (CHARCOAL)
- LVR-2 - METAL LOUVERS MECHANICAL SCREEN (CHARCOAL)

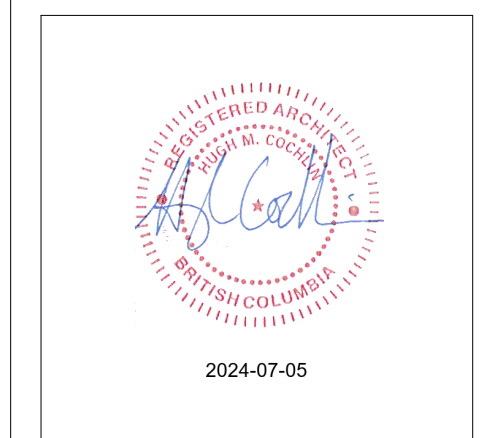
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J.E. ANDERSON & ASSOCIATES

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B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO.	DESCRIPTION	BY	DATE
1	CURRENT REVISION	Z	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE
BUILDING ELEVATION

PROJECT NUMBER
18-13

DWG. NO.
A317

DATE 18.11.20	SCALE 1:100	DRAWN Author	CHECKED Checker
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2 6 STOREY EAST
1:100



1 6 STOREY WEST
1:100

GL-11	- INSULATED GLASS (VISION GLASS - CLEAR)
GL-12	- CLEAR GLASS GUARDRAIL (TEMPERED, LAMINATED)
GL-13	- GLASS SPANDREL PANEL
GL-14	- FROSTED GLASS
CO-1	- ARCHITECTURAL CONCRETE
CO-2	- PAINTED CONCRETE (WHITE)
CP-1	- GROOVED CEMENTITIOUS PANEL (GREY)
CP-2	- FLAT CEMENTITIOUS PANEL (GREY)
MTL-10	- CORRUGATED METAL CLADDING (MID GREY)
MTL-11	- METAL SOFFIT (WOOD GRAIN BLONDE)
MTL-12	- METAL SOFFIT (DARK GREY)
MTL-14	- METAL SOFFIT CLADDING (WOOD LOOK SADDLE)
MTL-15	- METAL PRIVACY SCREENS (BLONDE)
ACP-1	- ALUMINUM COMPOSITE PANEL (MIX OF COLORS)
ACP-2	- ALUMINUM COMPOSITE PANEL (UMBRA GREY)
ACP-3	- ALUMINUM COMPOSITE PANEL (WHITE RAL 9010)
ACP-4	- ALUMINUM COMPOSITE PANEL (RAL 9002)
ACP-5	- ALUMINUM COMPOSITE PANEL (BLACK TO MATCH CURTAINWALL)
BR-1	- BRICK VENEER (DARK)
WD-1	- WOOD ENTRY DOOR MATCH MTL-14 LOOK
LVR-1	- METAL LOUVERS (CHARCOAL)
LVR-2	- METAL LOUVERS MECHANICAL SCREEN (CHARCOAL)

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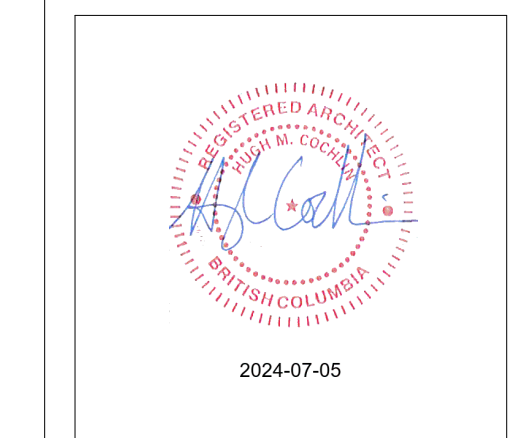
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- SURVEYOR
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1 6 STOREY NORTH
1:100

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Y	RESPONSE TO CITY COMMENTS VIII	2024.06.13
X	RESPONSE TO CITY COMMENTS VII	2024.05.30
W	RESPONSE TO CITY COMMENTS VI	2024.04.30
V	RESPONSE TO CITY COMMENTS V	2024.04.12
U	RESPONSE TO CITY COMMENTS IV R1	2024.03.28
T	RESPONSE TO CITY COMMENTS IV	2024.03.08
S	RESPONSE TO CITY COMMENTS III	2024.02.27
R	RESPONSE TO CITY COMMENTS II	2024.01.31
Q	RESPONSE TO CITY COMMENTS I	2024.01.15
P	ISSUED FOR DVP	2023.12.15
O	ISSUED FOR RZ & DP AMENDMENT	2023.09.28
N	ISSUED FOR RZ & DP AMENDMENT	2023.05.05
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L	RESPONSE TO CITY COMMENTS II	2021.08.26
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H	ISSUED FOR RZ & DP REVISED SUBMISSION	2020.01.23
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D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
C	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO.	DESCRIPTION	BY	DATE
	CURRENT REVISION	Z	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE BUILDING ELEVATION	PROJECT NUMBER 18-13
	DWG. NO. A318
DATE 18.11.20	SCALE 1:100
DRAWN Author	CHECKED Checker

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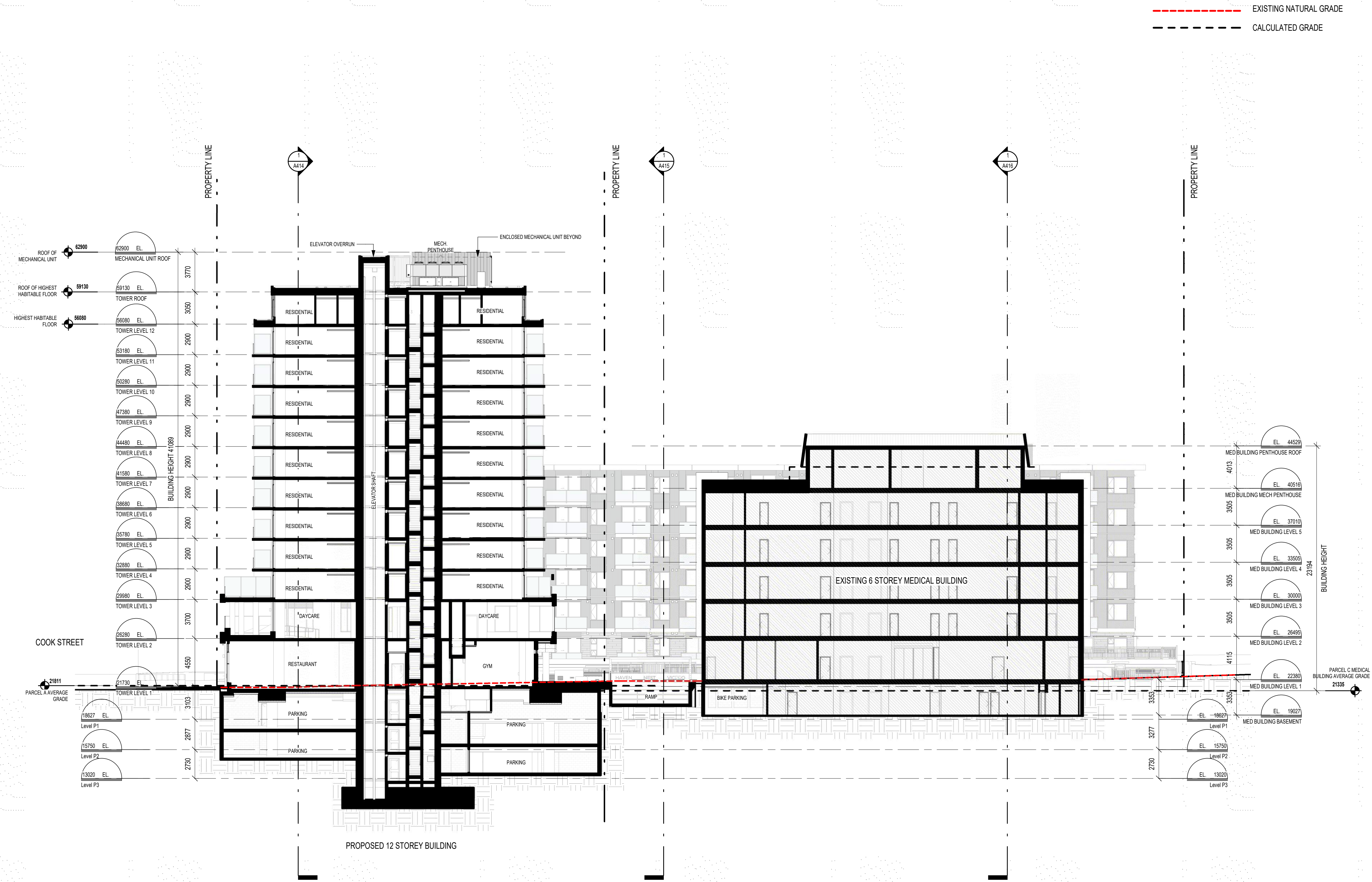
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RYZUK GEOTECHNICAL

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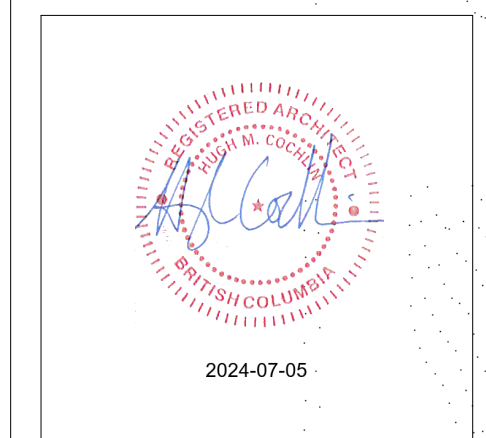
CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES



1 SITE SECTION 1 LOOKING EAST
1:200

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Y	RESPONSE TO CITY COMMENTS VIII	2024.06.13
X	RESPONSE TO CITY COMMENTS VII	2024.05.30
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B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER		
OVERALL SITE SECTIONS	18-13		
	DWG. NO.		
	A410		
DATE	SCALE	DRAWN	CHECKED
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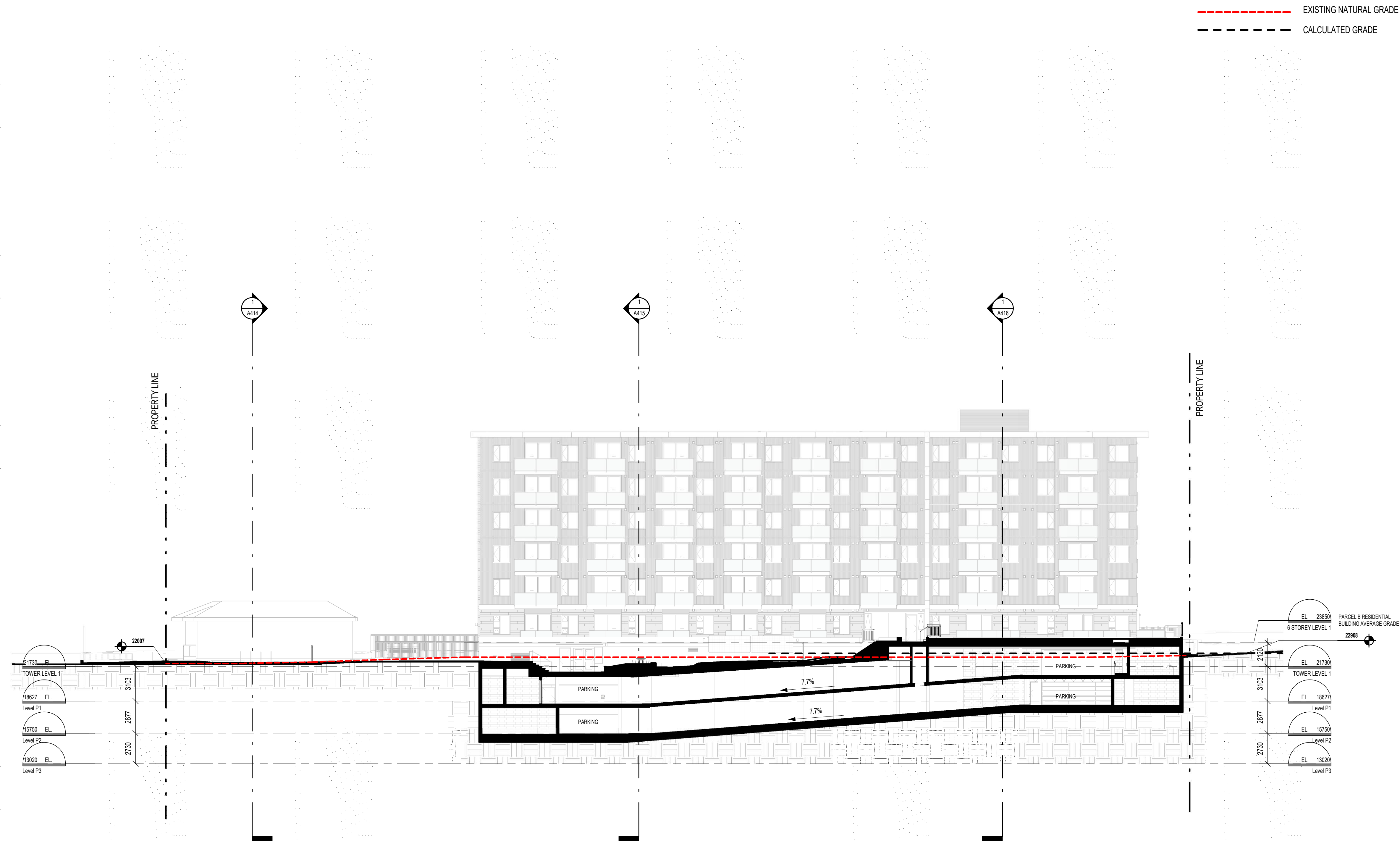
ELECTRICAL ENGINEER
E2 ENGINEERING

GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL

TRAFFIC ENGINEER
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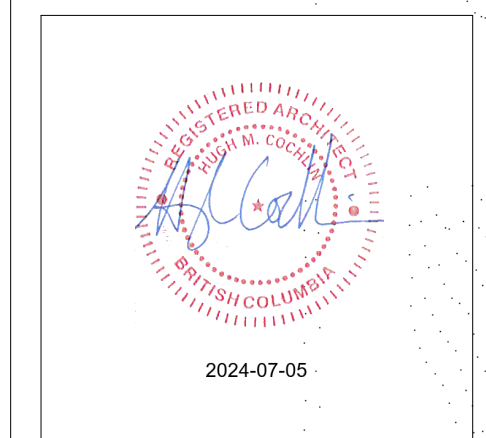
CIVIL ENGINEER
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1 SITE SECTION 2 LOOKING NORTH
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NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



PROJECT ADDRESS
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JOHNSON ST.

PROJECT
COOK STREET PLAZA

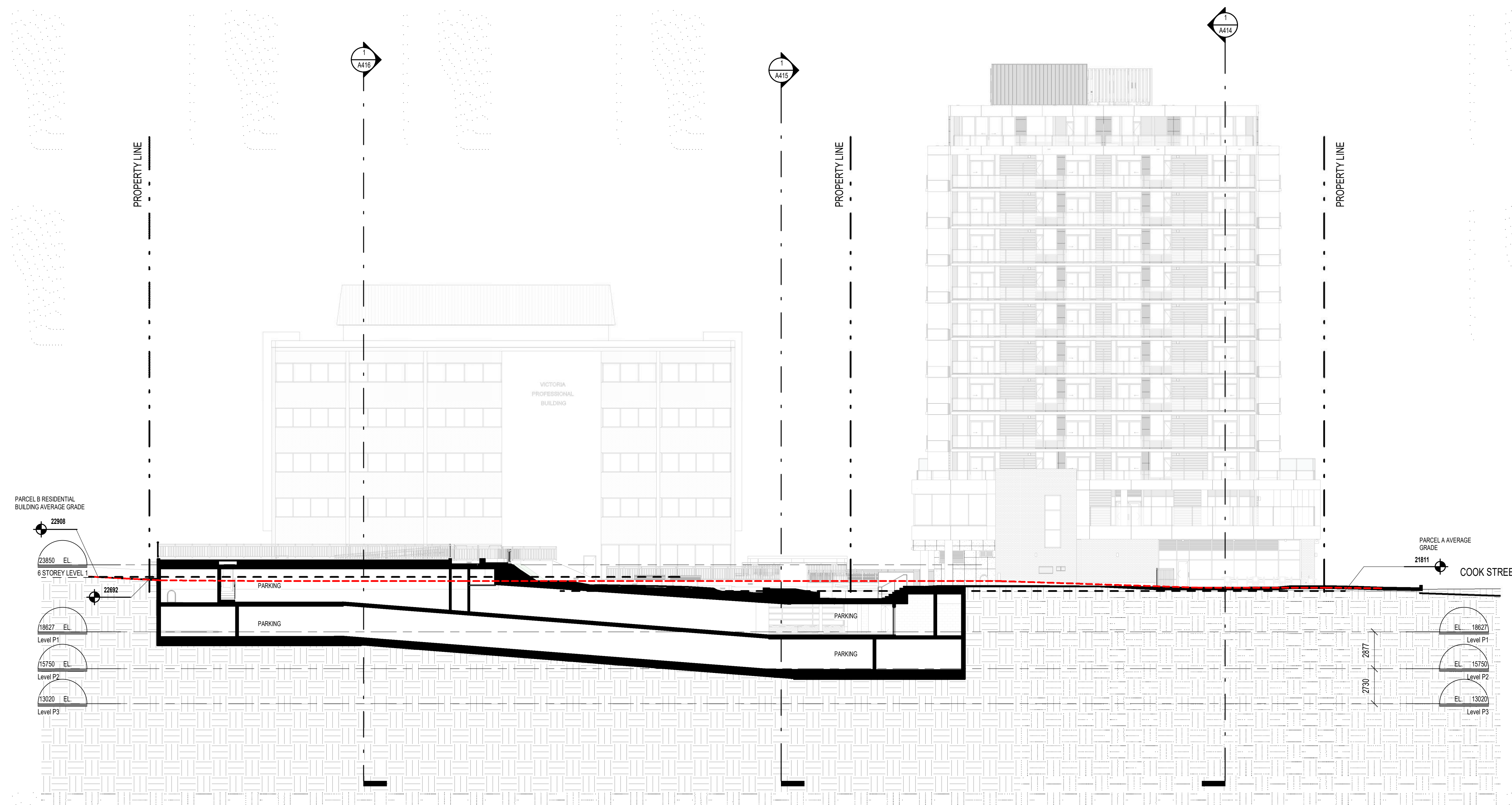
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OVERALL SITE SECTIONS	18-13		
	DWG. NO.		
	A411		
DATE	SCALE	DRAWN	CHECKED
18.11.20	As indicated	SD	PC

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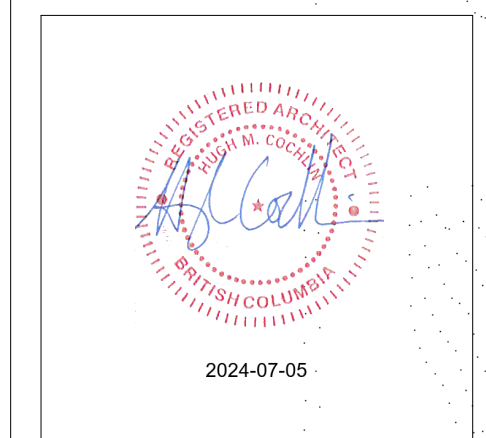
--- EXISTING NATURAL GRADE
--- CALCULATED GRADE



1 SITE SECTION 3 LOOKING SOUTH
1:200

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Y	RESPONSE TO CITY COMMENTS VIII	2024.06.13
X	RESPONSE TO CITY COMMENTS VII	2024.05.30
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C	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115
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PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER
OVERALL SITE SECTIONS	18-13
	DWG. NO.
	A412

DATE	SCALE	DRAWN	CHECKED
18.11.20	As indicated	SD	PC

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RYZUK GEOTECHNICAL

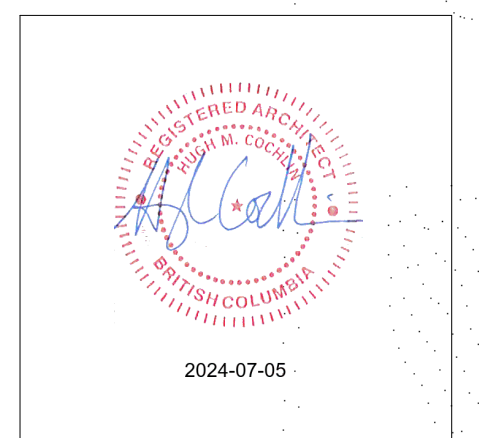
TRAFFIC ENGINEER
BUNT ENGINEERING

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Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Y	RESPONSE TO CITY COMMENTS VIII	2024.06.13
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B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



PROJECT ADDRESS
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PROJECT
COOK STREET PLAZA

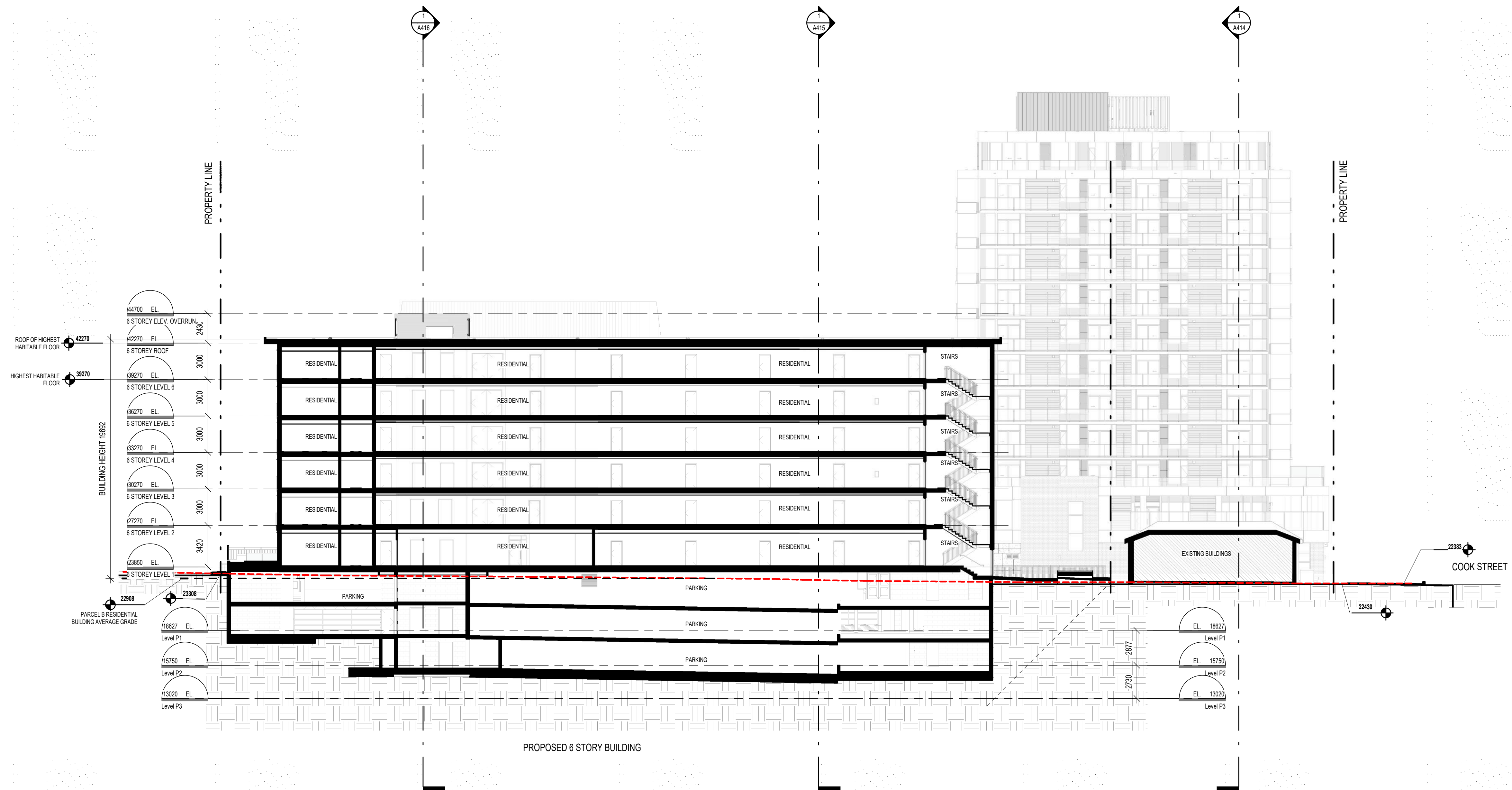
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OVERALL SITE SECTIONS

PROJECT NUMBER
18-13

DWG. NO.
A413

DATE 18.11.20	SCALE As indicated	DRAWN SD	CHECKED PC
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--- EXISTING NATURAL GRADE
- - - CALCULATED GRADE



1 SITE SECTION 4 LOOKING SOUTH
1 : 200

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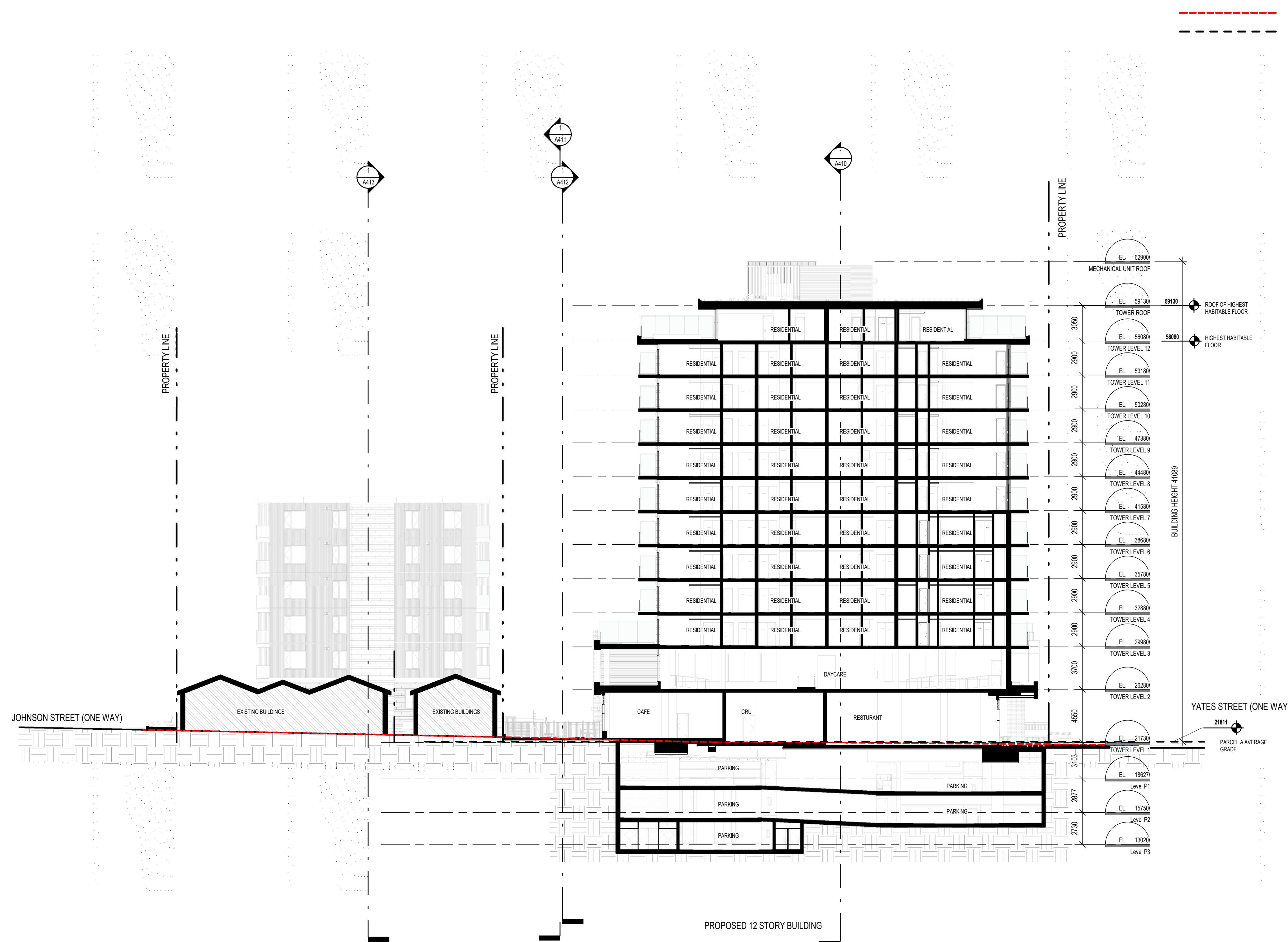
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E2 ENGINEERING

GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL

TRAFFIC ENGINEER
BUNT ENGINEERING

SURVEYOR
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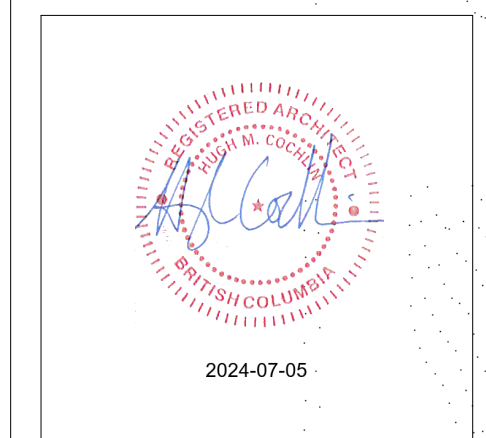
CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES



1 SITE SECTION 5 LOOKING EAST
1:200

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Y	RESPONSE TO CITY COMMENTS VIII	2024.06.13
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B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER		
OVERALL SITE SECTIONS	18-13		
	DWG. NO.		
	A414		
DATE	SCALE	DRAWN	CHECKED
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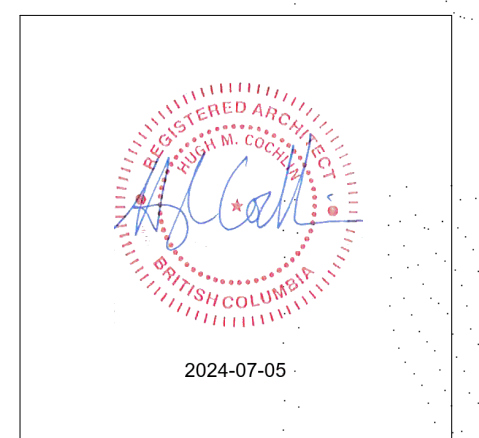
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Q	RESPONSE TO CITY COMMENTS I	2024.01.15
P	ISSUED FOR DVP	2023.12.15
O	ISSUED FOR RZ & DP AMENDMENT	2023.09.28
N	ISSUED FOR RZ & DP AMENDMENT	2023.05.05
M	ISSUED FOR RZ & DP AMENDMENT	2022.06.03
L	RESPONSE TO CITY COMMENTS II	2021.08.26
K	RESPONSE TO CITY COMMENTS I	2021.08.26
J	ISSUED FOR RZ & DP AMENDMENT	2021.07.07
I	ISSUED FOR RZ & DP AMENDMENT	2021.05.14
H	ISSUED FOR RZ & DP AMENDMENT	2021.04.16
G	ISSUED FOR RZ & DP REVISED SUBMISSION	2020.01.23
F	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.09.13
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D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
C	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
B	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	

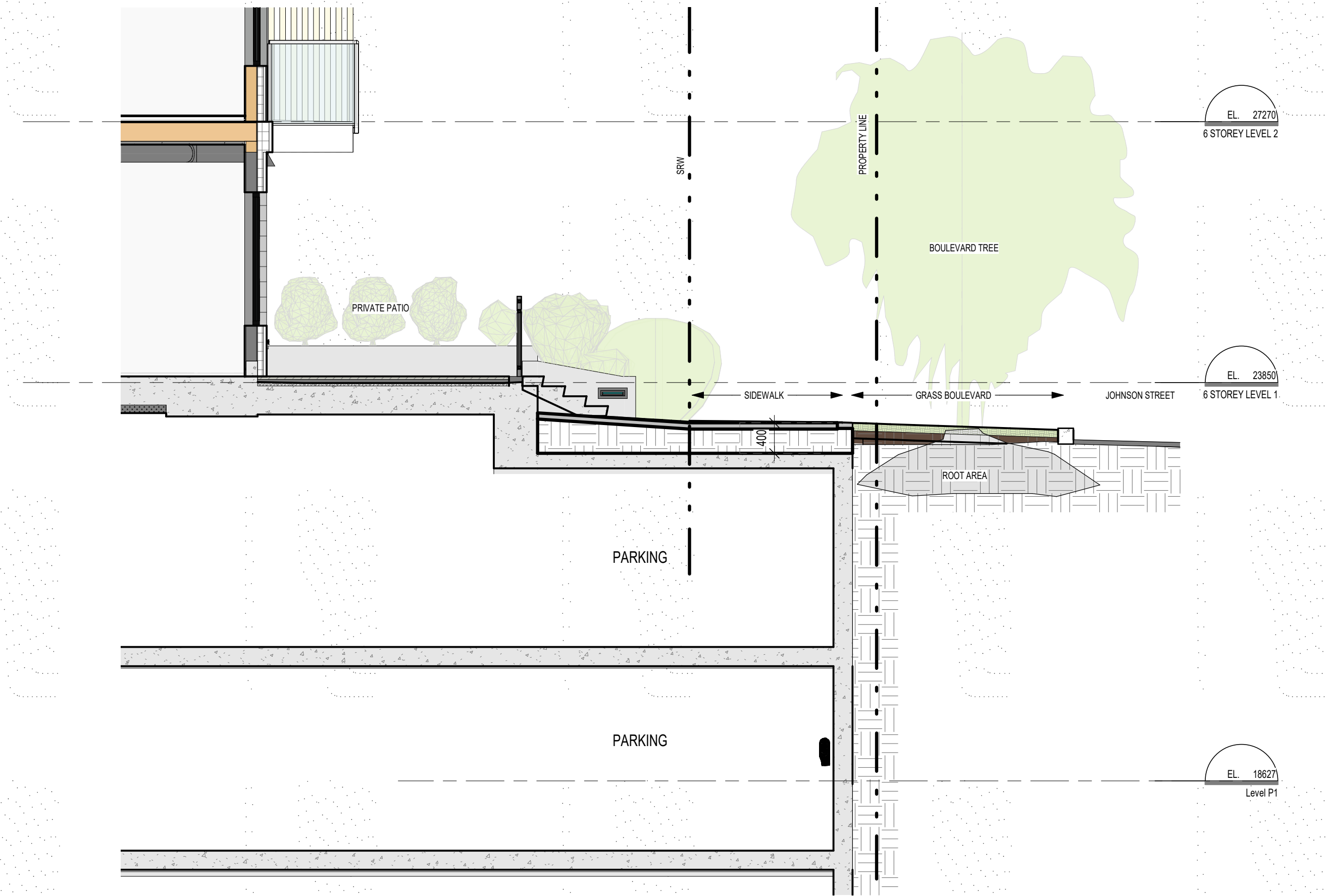


PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.

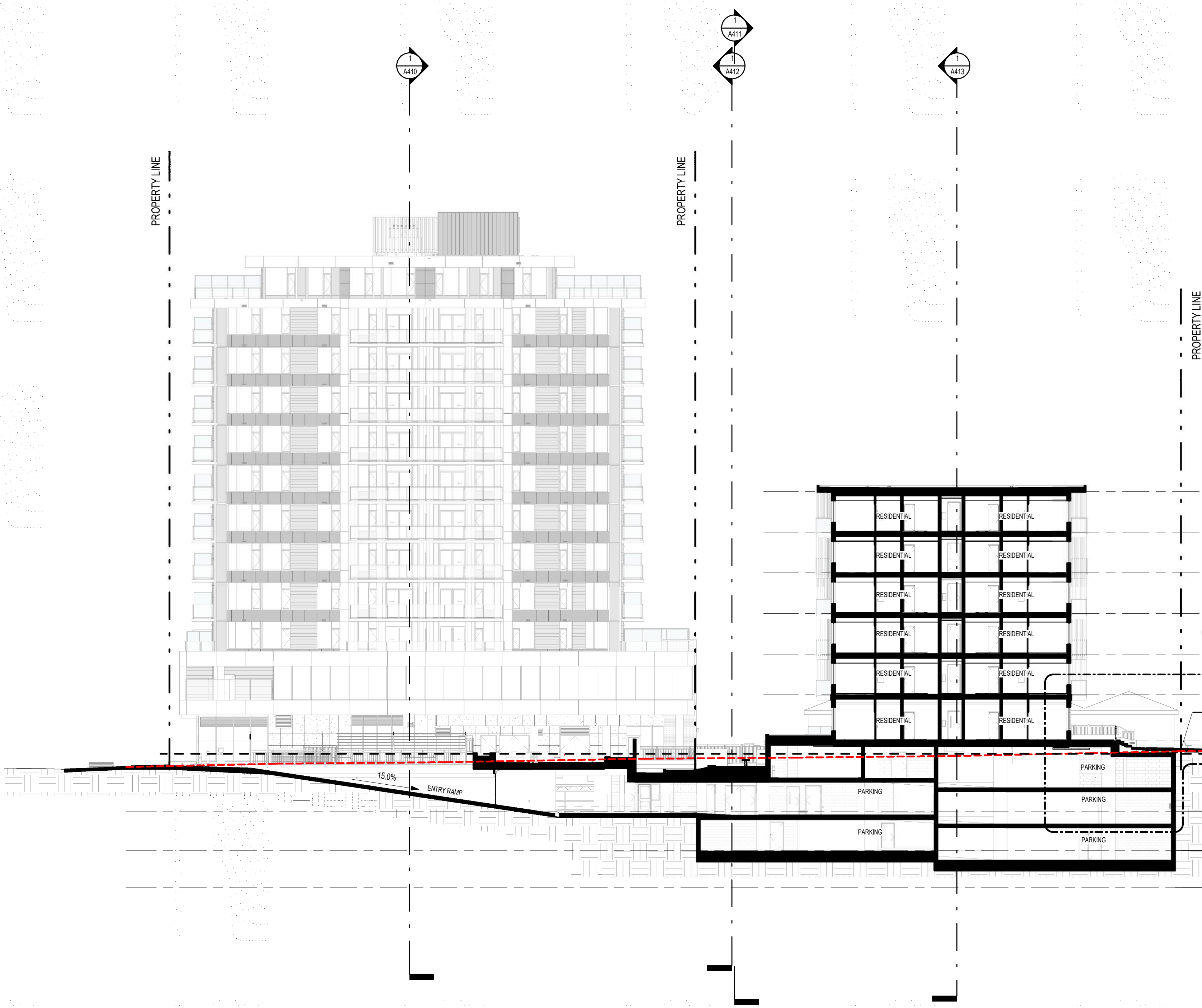
PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER
OVERALL SITE SECTIONS	18-13
	DWG. NO.
	A415

DATE	SCALE	DRAWN	CHECKED
18.11.20	As indicated	SD	PC



2 SECTION THROUGH JOHNSON ST BLVD
1:50



1 NW SITE SECTION THROUGH TOWER RAMP
1:200

300 - 151 EAST 2ND AVE
VANCOUVER BC V5T 1B4
CANADA

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READ JONES CHRISTOFFERSEN LTD.

MECHANICAL ENGINEER
AME GROUP

ELECTRICAL ENGINEER
E2 ENGINEERING

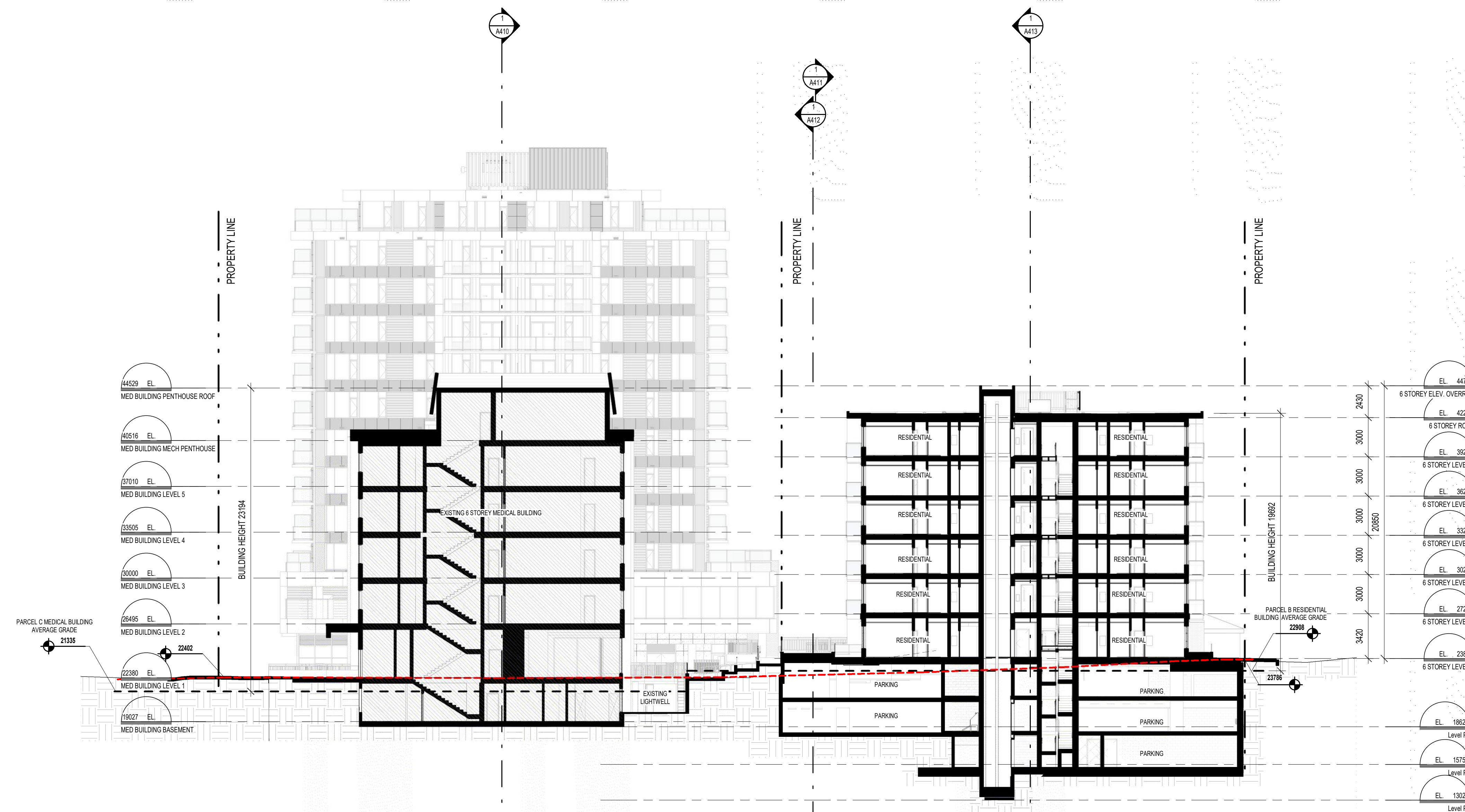
GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL

TRAFFIC ENGINEER
BUNT ENGINEERING

SURVEYOR
POWELL & ASSOCIATES

CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES

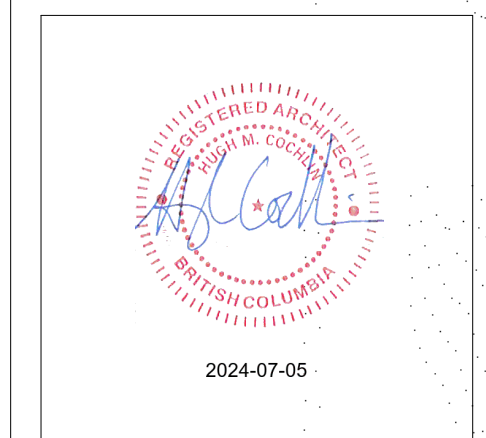
--- EXISTING NATURAL GRADE
- - - CALCULATED GRADE



1 N/S MIDRISE RAMP SECTION
1:200

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Y	RESPONSE TO CITY COMMENTS VIII	2024.06.13
X	RESPONSE TO CITY COMMENTS VII	2024.05.30
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NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER
OVERALL SITE SECTIONS	18-13
	DWG. NO.
	A416

DATE	SCALE	DRAWN	CHECKED
18.11.20	As indicated	SD	PC



VIEW LOOKING WEST IN MEWS



VIEW LOOKING NORTH EAST IN MEWS



AERIAL VIEW LOOKING WEST IN MEWS



VIEW LOOKING NORTH WEST FROM MEDICAL BUILDING BACK ENTRANCE

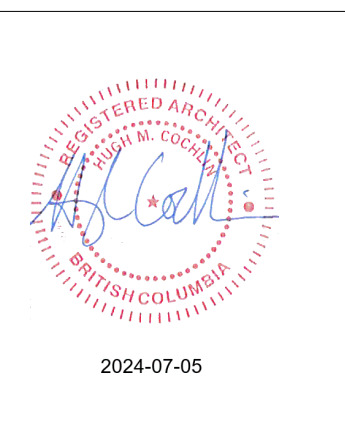
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CANADA
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RYZUK GEOTECHNICAL
- TRAFFIC ENGINEER
BUNT ENGINEERING
- SURVEYOR
POWELL & ASSOCIATES
- CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES

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NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



PROJECT ADDRESS
**1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.**

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER		
3D VIEWS	18-13		
	DWG. NO. A501		
DATE 18.11.20	SCALE	DRAWN Author	CHECKED Checker



AERIAL VIEW LOOKING NORTH-WEST



AERIAL VIEW LOOKING SOUTH-WEST

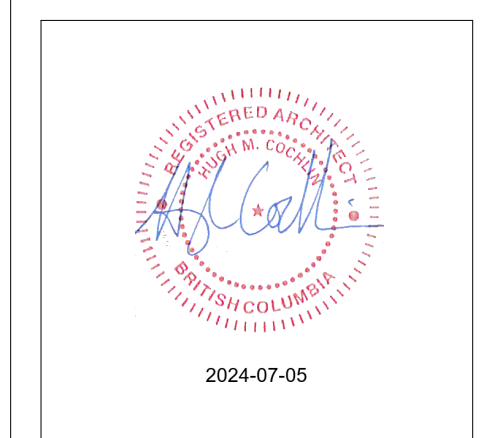
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VANCOUVER BC V5T 1B4
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RYZUK GEOTECHNICAL
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BUNT ENGINEERING
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J.E. ANDERSON & ASSOCIATES

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NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



PROJECT ADDRESS
**1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.**

PROJECT
COOK STREET PLAZA

DRAWING TITLE
**3D CONTEXT
VIEWS**

PROJECT NUMBER
18-13

DWG. NO.

A502

DATE	SCALE	DRAWN Author	CHECKED Checker
18.11.20			



OVERALL VIEW FROM CORNER AT JOHNSON AND COOK STREETS



VIEW PAST 6 STOREY BUILDING ALONG JOHNSON STREET



VIEW ALONG JOHNSON STREET

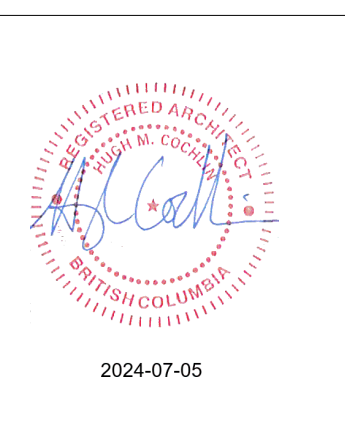


VIEW AT 6 STOREY LOBBY ENTRY

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E2 ENGINEERING
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RYZUK GEOTECHNICAL
- TRAFFIC ENGINEER
BUNT ENGINEERING
- SURVEYOR
POWELL & ASSOCIATES
- CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES

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NO.	DESCRIPTION	BY	DATE
CURRENT REVISION		Z	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER
STREET VIEW ALONG JOHNSON STREET	18-13
	DWG. NO. A503

DATE	SCALE	DRAWN	CHECKED
18.11.20		Author	Checker



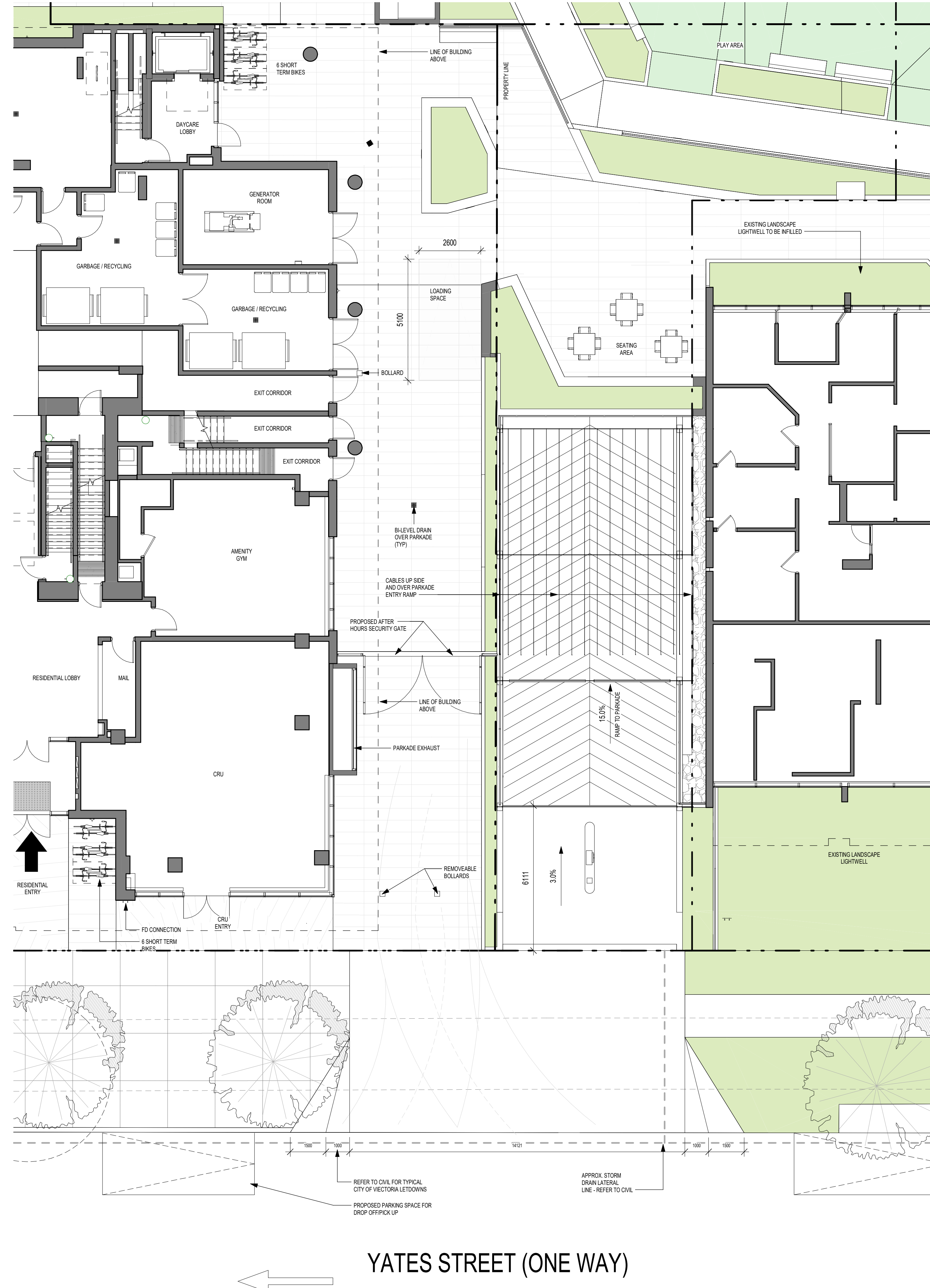
PARKING ENTRANCE - LOOKING NORTH



PARKING ENTRANCE - LOOKING SOUTH FROM SEATING AREA



PARKING ENTRANCE - LOOKING SOUTH



YATES STREET (ONE WAY)

1 RZ SITE PLAN - PARKING ENTRANCE
1:100

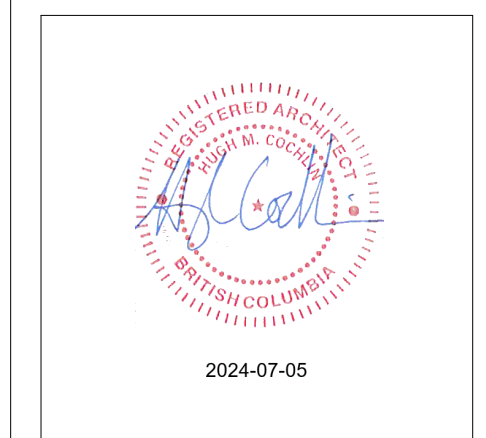
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RYZUK GEOTECHNICAL
- TRAFFIC ENGINEER
BUNT ENGINEERING
- SURVEYOR
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J.E. ANDERSON & ASSOCIATES

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CURRENT REVISION		Z	



PROJECT ADDRESS
1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.

PROJECT
COOK STREET PLAZA

DRAWING TITLE PARKING ENTRANCE	PROJECT NUMBER 18-13 DWG. NO. A504
DATE 18.11.20	SCALE 1:100
DRAWN Author	CHECKED Checker



VIEW OF 12 STOREY TOWER FROM COOK STREET



VIEW OF 6 STOREY RESIDENTIAL ENTRANCES FROM JOHNSON STREET



VIEW LOOKING NORTH WEST IN MEWS

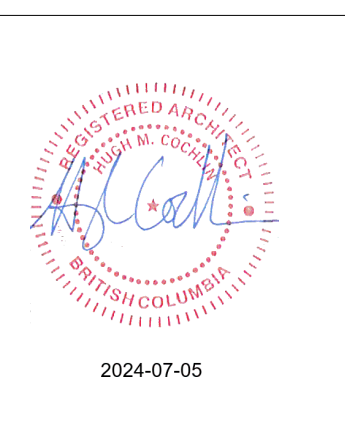


AERIAL VIEW LOOKING EAST IN MEWS

- LANDSCAPE ARCHITECT
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- MECHANICAL ENGINEER
AME GROUP
- ELECTRICAL ENGINEER
E2 ENGINEERING
- GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL
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PROJECT ADDRESS
**1100, 1120 YATES ST.; 1109, 1115
JOHNSON ST.**

PROJECT
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMBER		
3D VIEWS	18-13		
	DWG. NO. A505		
DATE 18.11.20	SCALE	DRAWN MA	CHECKED PC