

ARCHITECTURE + INTERIORS INC.

1 WEST 7TH AVENUE VANCOUVER BC V5Y 1L4 CANADA P 6 0 4 . 8 7 9. 0 1 1 8 F 6 0 4 . 8 7 9. 1 4 8 6 www.proscenium.ca



SITE CONTEXT

PROJECT INFORMATION TABLE

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ZONE	CUSTOM	
SITE AREA	1,589.47 m ²	
TOTAL FLOOR AREA	8,526.66 m ²	
COMMERCIAL FLOOR AREA	1,387.27 m ²	
FLOOR SPACE RATIO	5.36	
SITE COVERAGE %	76.0%	
OPEN SITE SPACE %	25.7%	
HEIGHT OF BUILDING (m)	41.09 m	
NUMBER OF STOREYS	12 STOREYS (M	IXED USE)
PARKING STALLS ON SITE	REQUIRED: PROPOSED:	87 RESIDENTIAL, 11 VISITOR, 18 COMMERCIAL = 116 TOT 70 RESIDENTIAL, 6 VISITOR = 76 TOTAL (7 COMMERCIAL STALLS PROVIDED ON PARCEL B)
	(SEE PAGE A203	3 FOR DETAILED CALCULATIONS)
BICYCLE PARKING NUMBER	REQUIRED:	118 LONG TERM RESIDENTIAL, 5 LONG TERM COMMERC 11 SHORT TERM RESIDENTIAL, 9 SHORT TERM COMMER
	PROPOSED:	103 LONG TERM RESIDENTIAL, 5 LONG TERM COMMERC 11 SHORT TERM RESIDENTIAL, 13 SHORT TERM COMME + 5 ELEC. BIKE SHARE
BUILDING SETBACKS		
FRONT YARD (COOK ST)	0.40m	
REAR YARD	4.92m	
SIDE YARD - NORTH	7.85m / 0.04m	
SIDE YARD - SOUTH	0.84m	

, ,	
REAR YARD	4.92m
SIDE YARD - NORTH	7.85m / 0.04m
SIDE YARD - SOUTH	0.84m
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	107
UNIT TYPE	80 ONE BEDROOM, 25 TWO BEDROOM, 2 THREE BEDROOM
GROUND ORIENTED UNITS	0
MINIMUM UNIT FLOOR AREA (m²)	40.9 m ²
TOTAL RESIDENTIAL FLOOR AREA (m²)	7,139.38 m ²

PARCEL B	
ZONE	сиѕтом
SITE AREA	2,614.56 m ²
TOTAL FLOOR AREA	6,641.76 m ²
COMMERCIAL FLOOR AREA	N/A
FLOOR SPACE RATIO	2.54
SITE COVERAGE %	68.6%
OPEN SITE SPACE %	32.5%
HEIGHT OF BUILDING (m)	19.70 m
NUMBER OF STOREYS	6 STOREYS (RESIDENTIAL)
PARKING STALLS ON SITE	REQUIRED: 101 RESIDENTIAL, 10 VISITOR, = 111 TOTAL PROPOSED: 59 RESIDENTIAL, 107 COMMERCIAL STALLS (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)
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

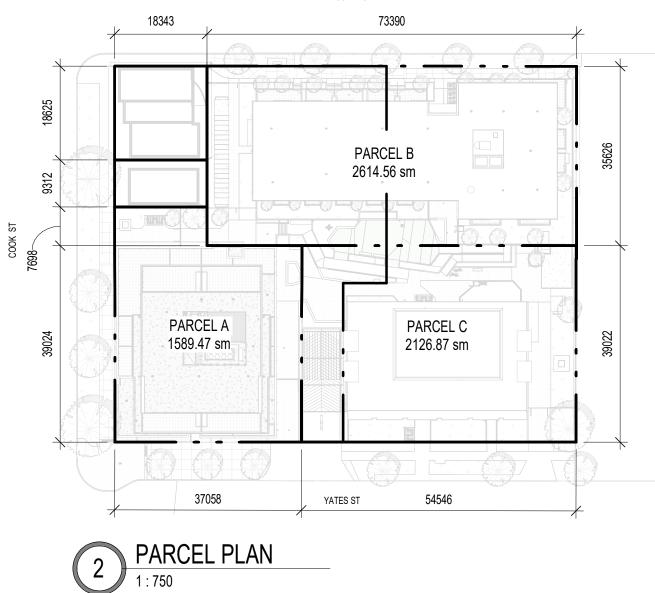
		, <u></u> ,
_	BUILDING SETBACKS	
	FRONT YARD	(JOHNSON ST) 2.45m TO PLANTER, 3.31m TO FIN WALL
	REAR YARD	0.15m TO STAIR, 5.12m TO BUILDING FACE
	SIDE YARD - EAST	0.72m TO PLANTER, 4.85m TO BUILDING FACE
	SIDE YARD - WEST	9.56m TO BUILDING FACE
_	RESIDENTIAL USE DETAILS	
	TOTAL NUMBER OF UNITS	104

RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS	104	
UNIT TYPE	12 STUDIO, 54 ONE BEDROOM, 36 TWO BEDROOM, 2 THREE BEDROOM]
GROUND ORIENTED UNITS	16	1
MINIMUM UNIT FLOOR AREA (m²)	31.34 m ²	1
TOTAL RESIDENTIAL FLOOR AREA (m²)	6,641.78 m ²	1
MINIMUM UNIT FLOOR AREA (m²)	31.34 m ²	

PARCEL C			
ZONE	CUSTOM		
SITE AREA	2126.87 m ²		
TOTAL FLOOR AREA	3,683.93 m ²		
COMMERCIAL FLOOR AREA	3,683.93 m ²		
FLOOR SPACE RATIO	1.73		
SITE COVERAGE %	50.2%		
OPEN SITE SPACE %	57.09%		
HEIGHT OF BUILDING (m)	23.19 m		
NUMBER OF STOREYS	6 STOREYS (MEDICAL BUILDING)		
PARKING STALLS ON SITE	REQUIRED: PROPOSED:	120 COMMERCIAL = 120 TOTAL 0 (100 COMMERCIAL STALLS PROVIDED ON PARCEL B)	
	(SEE PAGE A203 FOR DETAILED CALCULATIONS)		
BICYCLE PARKING NUMBER	REQUIRED:	24 LONG TERM COMMERCIAL, 18 SHORT TERM COMMERCIAL.	
	PROPOSED:	27 LONG TERM COMMERCIAL, 18 SHORT TERM COMMERCIAL.	

BUILDING SETBACKS		
FRONT YARD	(YATES ST) 4.42 m TO LARGE LVL 2 OVERHANG, 6.86m TO BUILDING FACE	
REAR YARD	11.09m TO BUILDING FACE EXISTING FIN WALL	
SIDE YARD - EAST	8.87 m	
SIDE YARD - WEST	8.30 m	
RESIDENTIAL USE DETAILS		

SIDE TAND - WEST	0.30 111			
RESIDENTIAL USE DETAILS				
TOTAL NUMBER OF UNITS	N/A			
UNIT TYPE	N/A			
GROUND ORIENTED UNITS	N/A			
MINIMUM UNIT FLOOR AREA (m²)	N/A			
TOTAL RESIDENTIAL FLOOR AREA (m²)	N/A			



Received Date:
July 9, 2024

COOK STREET PLAZA

18-13

JULY 05, 2024

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

BC V9A 6X5

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,

CASSIDY TAYLOR

N AME GROUP

721 JOHNSON STREET,
VICTORIA, BC V8W 1M8

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

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

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

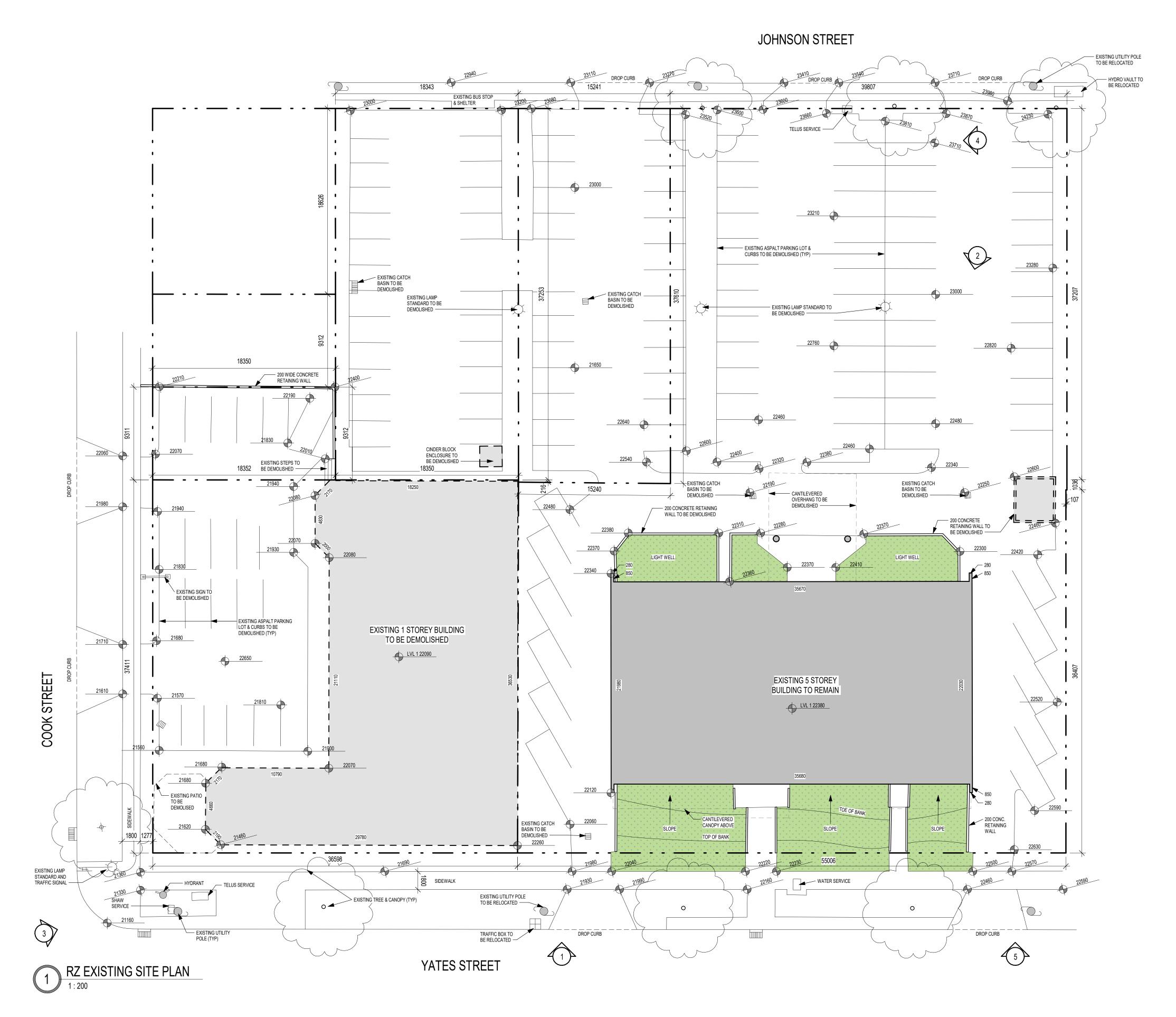
SURVEYOR

OR .

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

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

RESPONSE TO CITY COMMENTS IX













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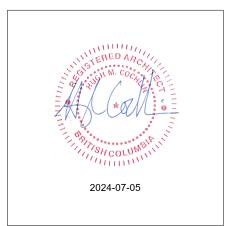
OWLLE & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

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R	RESPONSE TO CITY COMMENTS II	2024.01.31
Q	RESPONSE TO CITY COMMENTS I	2024.01.15
Р	ISSUED FOR DVP	2023.12.15
0	ISSUED FOR RZ & DP AMENDMENT	2023.09.28
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J	ISSUED FOR RZ & DP AMENDMENT	2021.05.14
ı	ISSUED FOR DRAFT RZ & DP AMENDMENT	2021.04.16
Н	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
Е	ISSUED FOR RZ & DP REVISION	2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
В	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO. DESCRIPTION
CURRENT REVISION



PROJECT ADDRESS

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

	DRAWING TITLE			PROJECT NUMBER
	EXISTING SITE PLAN			18-13
			DWG. NO	
				A050
	DATE	SCALE	DRAWN	CHECKED
	18.11.20	1:200	Author	Checker



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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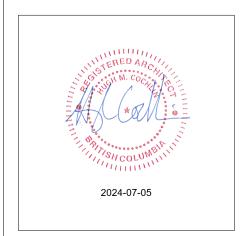
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В	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO. DESCRIPTION E
CURRENT REVISION



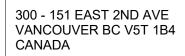
PROJECT ADDRESS

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

PROJECT

DRAWING TITLE			PROJECT NUMBER	
3D VIEWS			18-1	3
			DWG.	NO.
			A06	
DATE 18.11.20	SCALE	DRAWN Author	CHECKED Checker	

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VIEW LOOKING SOUTH EAST AT COOK & JOHNSON





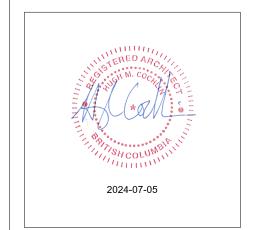
STREET VIEW LOOKING NORTH EAST AT COOK & YATES CORNER



VIEW LOOKING EAST ALONG JOHNSON ST

Z	RESPONSE TO CITY COMMENTS IX		2024.07.05
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NO	DESCRIPTION	BV	DATE

NO. | DESCRIPTION BY DATE
CURRENT REVISION Z



PROJECT ADDRESS

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

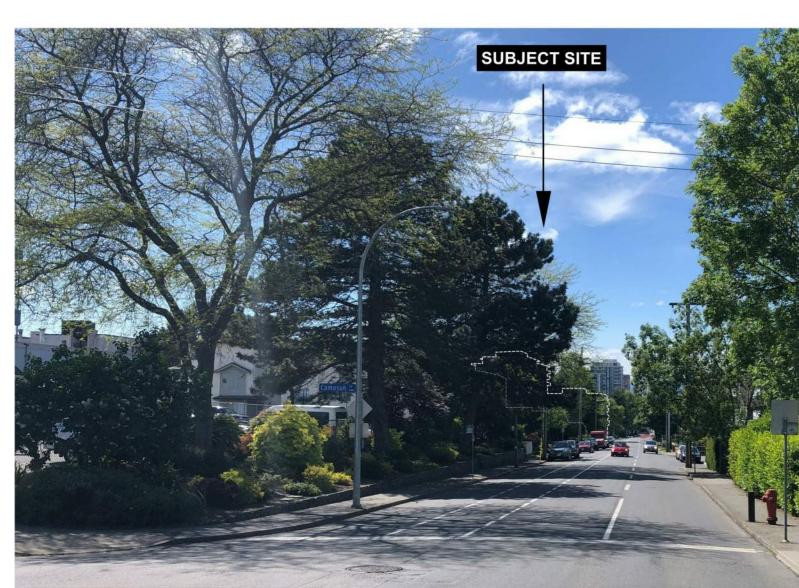
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3D VIEWS			18-13
			DWG. NO
			A061
DATE	SCALE	DRAWN	CHECKED



SITE CONTEXT



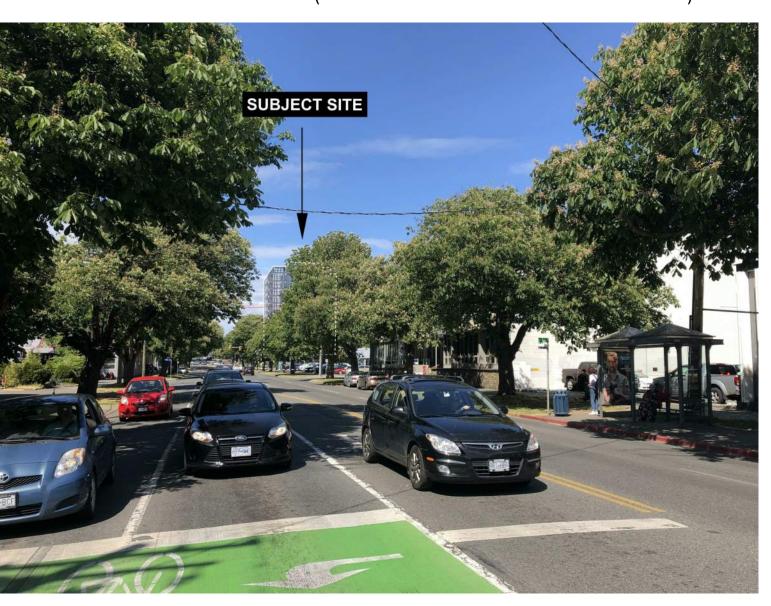
1 -VIEW ALONG YATES STREET PAST EXISTING MEDICAL BUILDING



4 - VIEW WEST FROM JOHNSON STREET AT CAMOSUN STREET



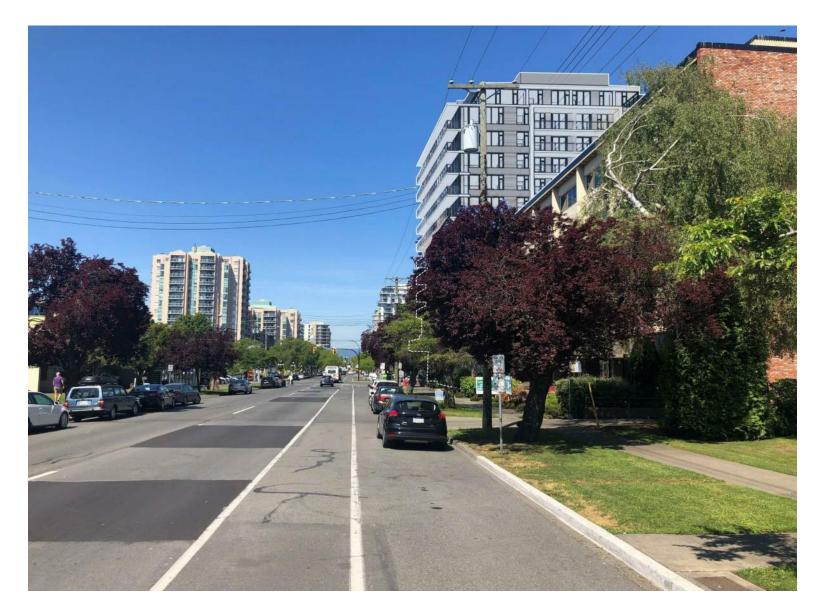
2 - VIEW SOUTH TOWARDS SITE (COOK STREET AT PANDORA AVENUE)



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



3 - VIEW FROM CENTRAL MIDDLE SCHOOL FIELD



6 - VIEW ALONG YATES STREET

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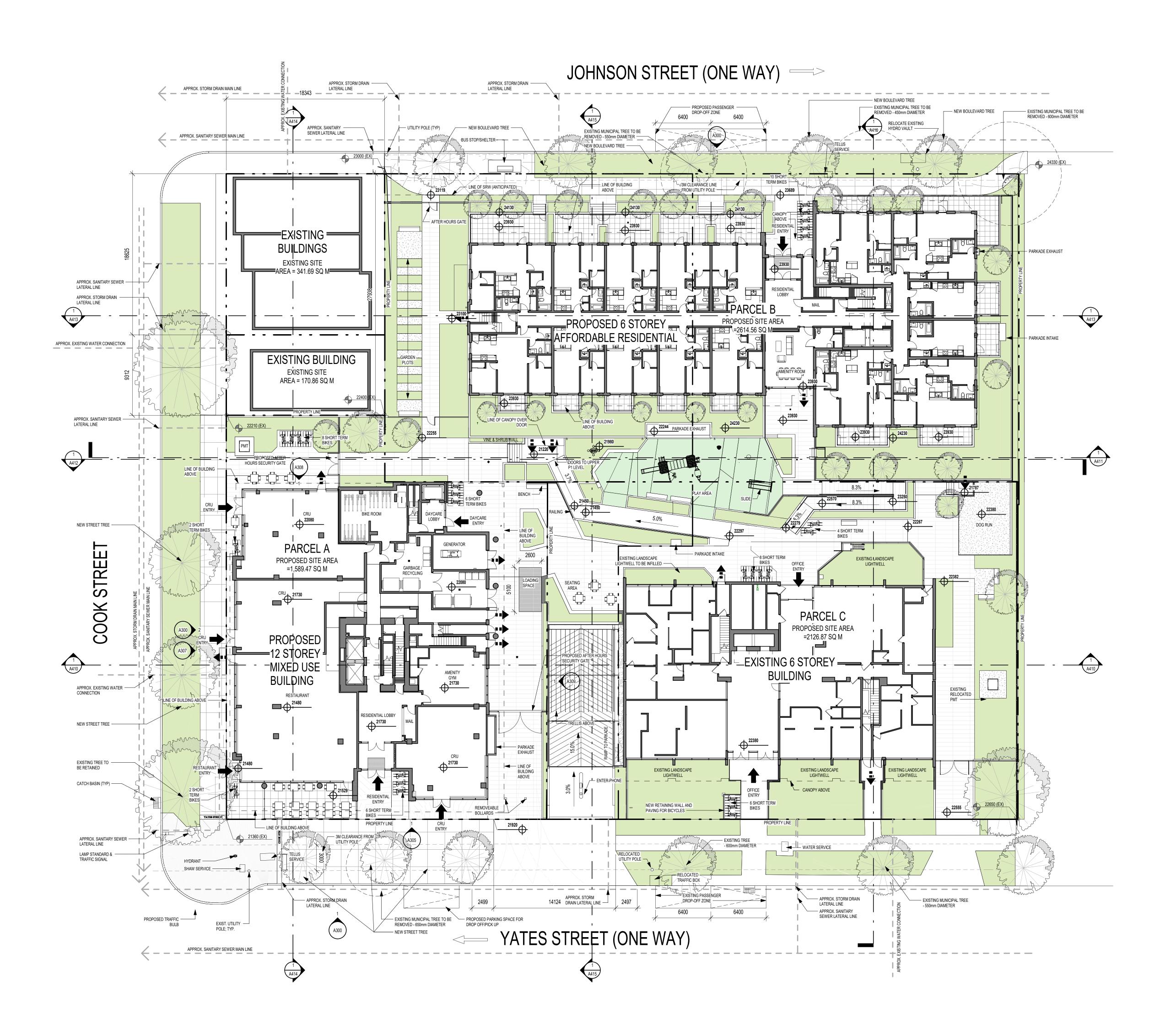
PROJECT ADDRESS

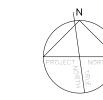
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

COOK STREET PLAZA

PROJECT NUMBER CITY CONTEXT VIEWS

A062





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

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MECHANICAL ENGINEER

AME GROUP

ELECTRICAL ENGINEER

E2 ENGINEERING
GEOTECHNICAL ENGINEER

RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

SURVEYOR

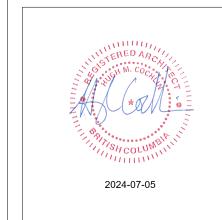
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.0
Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.1
Χ	RESPONSE TO CITY COMMENTS VII	2024.05.3
W	RESPONSE TO CITY COMMENTS VI	2024.04.3
V	RESPONSE TO CITY COMMENTS V	2024.04.1
U	RESPONSE TO CITY COMMENTS IV R1	2024.03.2
Т	RESPONSE TO CITY COMMENTS IV	2024.03.0
S	RESPONSE TO CITY COMMETNS III	2024.02.2
R	RESPONSE TO CITY COMMENTS II	2024.01.3
Q	RESPONSE TO CITY COMMENTS I	2024.01.
Р	ISSUED FOR DVP	2023.12.
0	ISSUED FOR RZ & DP AMENDMENT	2023.09.
N	ISSUED FOR RZ & DP AMENDMENT	2023.05.
М	ISSUED FOR RZ & DP AMENDMENT	2022.06.
L	RESPONSE TO CITY COMMENTS II	2021.08.
K	RESPONSE TO CITY COMMENTS I	2021.07.
J	ISSUED FOR RZ & DP AMENDMENT	2021.05.
ı	ISSUED FOR DRAFT RZ & DP AMENDMENT	2021.04.
Н	ISSUED FOR RZ & DP REVISED SUBMISSION	2020.01.
G	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.09.
F	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.07.
Е	ISSUED FOR RZ & DP REVISION	2019.06.
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.
С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.
В	ISSUED FOR RZ & DP APPLICATION	2018.12.

CURRENT REVISION



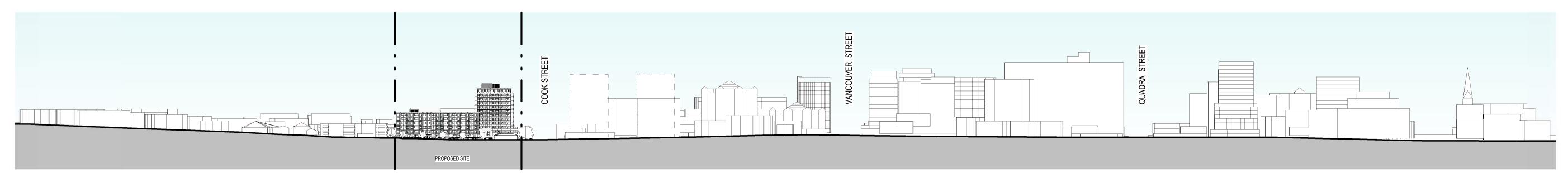
PROJECT ADDRESS

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

PROJECT NUMBER	DRAWING TITLE			
18-13	SITE PLAN			
DWG. NO.				
A100				
DRAWN CHECKED HC	 SCALE 1:200	DATE 18.11.20		



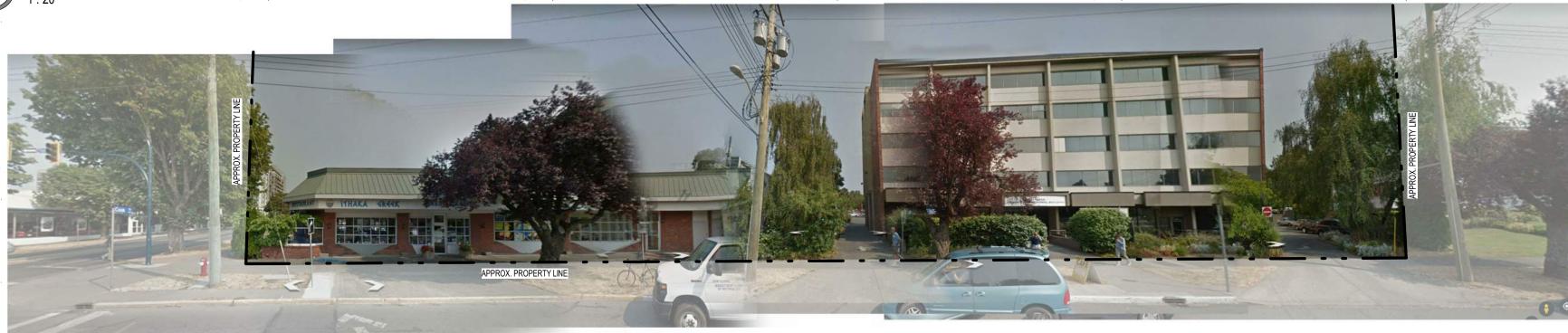
CITY SECTION LOOKING NORTH
1: 1500



2 CITY SECTION LOOKING SOUTH
1: 1500



3 COOK STREET PANORAMA



YATES STREET PANORAMA

1: 20



JOHNSON STREET PANORAMA

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ARCHITECTURE + INTERIORS INC.

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

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LANDSCAPE ARCHITECT

DURANTE KREUK LTD.

STRUCTURAL ENGINEER
READ JONES CHRISTOFFERSEN LTD.

MECHANICAL ENGINEER

AME GROUP

ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER

RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

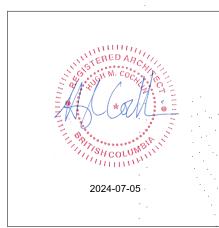
SURVEYOR

POWELL & ASSOCIATES
CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Y RESPONSE TO CITY COMMENTS VIII 2 X RESPONSE TO CITY COMMENTS VII 2 W RESPONSE TO CITY COMMENTS VI 2 V RESPONSE TO CITY COMMENTS V 2 U RESPONSE TO CITY COMMENTS IV R1 2	024.07.05 024.06.13 024.05.30 024.04.30 024.04.12 024.03.28 024.03.08 024.02.27
X RESPONSE TO CITY COMMENTS VII 2 W RESPONSE TO CITY COMMENTS VI 2 V RESPONSE TO CITY COMMENTS V 2 U RESPONSE TO CITY COMMENTS IV R1 2	024.05.30 024.04.30 024.04.12 024.03.28 024.03.08
W RESPONSE TO CITY COMMENTS VI 2 V RESPONSE TO CITY COMMENTS V 2 U RESPONSE TO CITY COMMENTS IV R1 2	024.04.30 024.04.12 024.03.28 024.03.08
V RESPONSE TO CITY COMMENTS V 2 U RESPONSE TO CITY COMMENTS IV R1 2	024.04.12 024.03.28 024.03.08
U RESPONSE TO CITY COMMENTS IV R1 2	024.03.28 024.03.08
	024.03.08
T RESPONSE TO CITY COMMENTS IV 2	024 02 27
S RESPONSE TO CITY COMMETNS III 2	027.02.21
R RESPONSE TO CITY COMMENTS II 2	024.01.31
Q RESPONSE TO CITY COMMENTS I 2	024.01.15
P ISSUED FOR DVP 2	023.12.15
O ISSUED FOR RZ & DP AMENDMENT 2	023.09.28
N ISSUED FOR RZ & DP AMENDMENT 2	023.05.05
M ISSUED FOR RZ & DP AMENDMENT 2	022.06.03
L RESPONSE TO CITY COMMENTS II 2	021.08.26
K RESPONSE TO CITY COMMENTS I 2	021.07.07
J ISSUED FOR RZ & DP AMENDMENT 2	021.05.14
I ISSUED FOR DRAFT RZ & DP AMENDMENT 2	021.04.16
H ISSUED FOR RZ & DP REVISED SUBMISSION 2	020.01.23
G ISSUED FOR RZ & DP REVISED SUBMISSION 2	019.09.13
F ISSUED FOR RZ & DP REVISED SUBMISSION 2	019.07.29
E ISSUED FOR RZ & DP REVISION 2	019.06.14
D ISSUED FOR RZ & DP REVISED SUBMISSION 2	019.05.10
C ISSUED FOR RZ & DP REVISED SUBMISSION 2	019.02.07
B ISSUED FOR RZ & DP APPLICATION 2	018.12.13

CURRENT REVISION



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

PROJECT

DRAWING TITLE	• .		PROJECT	NUMBER
SITE CO	NTEXT			18-13
				DWG. NO.
	· · · · · · · · · · · · · · · · · · ·		A1	01
DATE	SCALE	DRAWN	CHECKED	



SEPT/MARCH 21 - 10am



SEPT/MARCH 21 - NOON



SEPT/MARCH 21 - 2pm



JUNE 21 - 10am



JUNE 21 - NOON



JUNE 21 - 2pm

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READ JONES CHRISTOFFERSEN LTD.

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E2 ENGINEERING

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RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

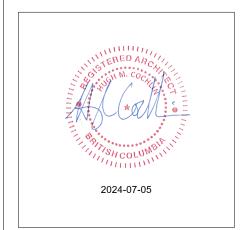
BUNT ENGINEERING

SURVEYOR **POWELL & ASSOCIATES**

CIVIL ENGINEER J.E. ANDERSON & ASSOCIATES

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Е	ISSUED FOR RZ & DP REVISION		2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.05.10
С	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.02.07
В	ISSUED FOR RZ & DP APPLICATION		2018.12.13
NO	DESCRIPTION	DV	DATE

NO. DES DESCRIPTION



PROJECT ADDRESS

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

DRAWING T	TLE		PROJECT NUMBER		
SHADOW			18-13		
STUDIES			DWG. NO		
			A102		
DATE 18.11.20	SCALE	DRAWN Author	CHECKED Checker		

BUILDING GRADE CALCULATION

INT. = Existing grade from interpolated points

FG = Proposed Future Grade

T.			
ARCEL A - 12 Storey	Lowest INT./FG		Average Of Points
rade Point A	22,020	Points A & B	22,075
rade Point B	22,130	Points B & C	22,130
rade Point C	22,130	Points C & D	22,155
rade Point D	22,180	Points D & E	22,130
rade Point E	22,080	Points E & F	22,080
rade Point F	22,080	Points F & G	21,930
rade Point G	21,780	Points G & H	21,730
rade Point H	21,680	Points H & I	21,705
rade Point I	21,730	Points I & J	21,705
rade Point J	21,680	Points J & K	21,640
rade Point K	21,600	Points K & L	21,575
rade Point L	21,550	Points L & M	21,535
rade Point M	21,520	Points M & N	21,460
rade Point N	21,400	Points N & O	21,440
rade Point O	21,480	Points O & P	21,480
rade Point P	21,480	Points P & Q	21,480
rade Point Q	21,480	Points Q & R	21,480
rade Point R	21,480	Points R & S	21,625
rade Point S	21,770	Points S & T	21,780
rade Point G	21,790	Points T & A	21,905
rade rome o	21,750	 Tomatan	21,505

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

PARCEL B - 6 Storey	Lowest INT./FG			Average Of Points	Distance Between Points
Grade Point A	22,960	INT.	Points A & B	23,240	35,4
Grade Point B	23,520	INT.	Points B & C	23,450	3,8
Grade Point C	23,380	INT.	Points C & D	23,370	1,1
Grade Point D	23,360	INT.	Points D & E	23,315	2,3
Grade Point E	23,270	INT.	Points E & F	23,325	5,5
Grade Point F	23,380	INT.	Points F & G	23,510	6,8
Grade Point G	23,640	INT.	Points G & H	23,830	23,1
Grade Point H	24,020	FG	Points H & I	23,200	33,1
Grade Point I	22,380	FG	Points I & J	22,519	12,4
Grade Point J	22,658	FG	Points J & K	22,593	
Grade Point K	22,528	INT.	Points K & L	22,543	14,1
Grade Point L	22,558	INT.	Points L & M	22,604	5,5
Grade Point M	22,650	INT.	Points M & N	22,420	6,0
Grade Point N	22,190	FG	Points N & O	21,710	23,2
Grade Point O	21,230	FG	Points O & P	21,705	
Grade Point P	22,180	FG	Points P & Q	22,255	4,7
Grade Point Q	22,330	FG	Points Q & A	22,645	27,3

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

Parcel C Existing 6 **Storey Medical Office** Lowest INT./FG 22,280 FG Grade Point A 22,370 INT. Grade Point B Grade Point C 22,380 INT./FG 22,370 INT. Grade Point D 22,360 INT. Grade Point E Grade Point F 22,360 INT. 22,360 INT. Grade Point G 22,350 INT. Grade Point H Grade Point I 19,630 FG Grade Point J 19,630 FG 22,310 INT. Grade Point K Grade Point L 22,330 INT. Grade Point M 22,440 INT 20,130 EG Grade Point N 20,130 EG Grade Point O Grade Point P 20,130 EG Grade Point Q 20,130 EG 22,410 EG Grade Point R **Grade Point S** 22,370 EG 20,130 EG Grade Point T 20,130 EG Grade Point U 20,130 EG Grade Point V Grade Point W 20,130 EG 20,130 EG Grade Point X

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

Grade Point Y

Grade Point Z

Grade Point AA

Grade Point BB

Grade Point CC

Grade Point DD

Grade Point EE

Grade Point FF

20,130 EG

22,230 EG

22,200 EG

20,130 EG

20,130 EG

20,130 EG

20,190 EG

22,120 EG

		Distance	
	Average Of	Between	
	Points	Points	Average x Distance
Points A & B	22,325	10,370	231,510,25
Points B & C	22,375	260	5,817,50
Points C & D	22,375	7,860	175,867,50
Points D & E	22,365	1,930	43,164,45
Points E & F	22,360	3,690	82,508,40
Points F & G	22,360	1,670	37,341,20
Points G & H	22,355	790	17,660,45
Points H & I	20,990	=	-
Point I & J	19,630	12,170	238,897,10
Points J & K	20,970	=	
Points K & L	22,320	1,300	29,016,00
Points L & M	22,385	20,300	454,415,50
Points M & N	21,285	-	-
Points N & O	20,130	6,020	121,182,60
Points O & P	20,130	2,490	50,123,70
Points P & Q	20,130	330	6,642,90
Points Q & R	21,270	4,230	89,972,10
Points R & S	22,390	1,880	42,093,20
Points S & T	21,250	4,230	89,887,50
Points T & U	20,130	400	8,052,00
Points U & V	20,130	2,490	50,123,70
Points V & W	20,130	9,560	192,442,80
Points W & X	20,130	2,400	48,312,00
Points X & Y	20,130	1,270	25,565,10
Points Y & Z	21,180	4,340	91,921,20
Points Z & AA	22,215	3,070	68,200,05
Points AA & BB	21,165	4,340	91,856,10
Points BB & CC	20,130	1,320	26,571,60
Points CC & DD	20,130	2,400	48,312,00
Points DD & EE	20,160	12,330	248,572,80
Points EE & FF	21,155	_	-
Points FF & A	22,200	20,300	450,660,00

143,740 3,066,689,700

verage x Distance 386,312,500

6,320

5,730

4,820

31,010

9,340

3,290

5,900

3,430

1,980

9,880

4,160

3,190

2,540

820

23,600

1,070

8,020

35,430

3,830

1,120

2,360

5,560

6,890

23,100

33,180

12,430

14,120

5,560

6,050

23,250

27,377

205,029

580

12,171,500

140,019,600

126,804,900

106,425,600

680,049,300

202,958,200

71,409,450

128,059,500

74,225,200

12,513,500

42,639,300

212,024,800

89,190,400

68,521,200

54,559,200

17,613,600

510,350,000

23,304,600

175,678,100

823,393,200

89,813,500

26,174,400

55,023,400

129,687,000

161,983,900

550,473,000

769,776,000

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318,307,160

125,678,240

135,641,000

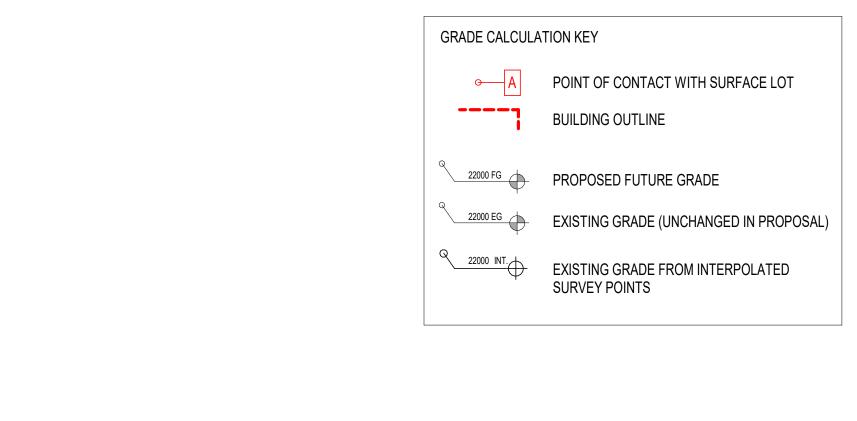
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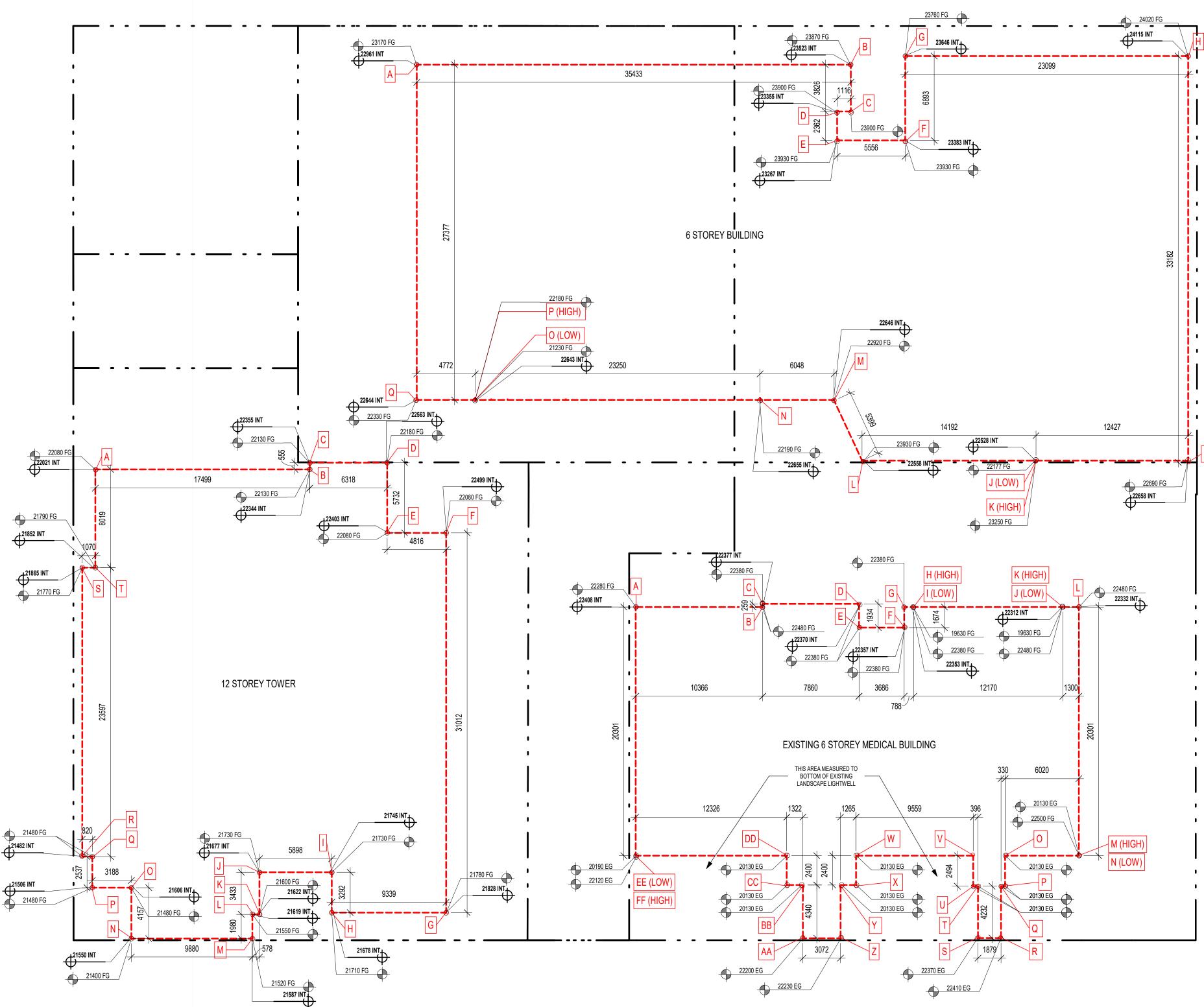
106,200,860

619,952,165

4,696,772,495

143,730 3,134,830,450





1 SITE PLAN - GRADE CALCULATION

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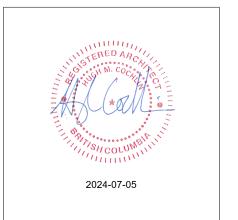
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С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
В	ISSUED FOR RZ & DP APPLICATION	2018.12.13
1		

BY DATE

DESCRIPTION CURRENT REVISION



PROJECT ADDRESS

18.11.20

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

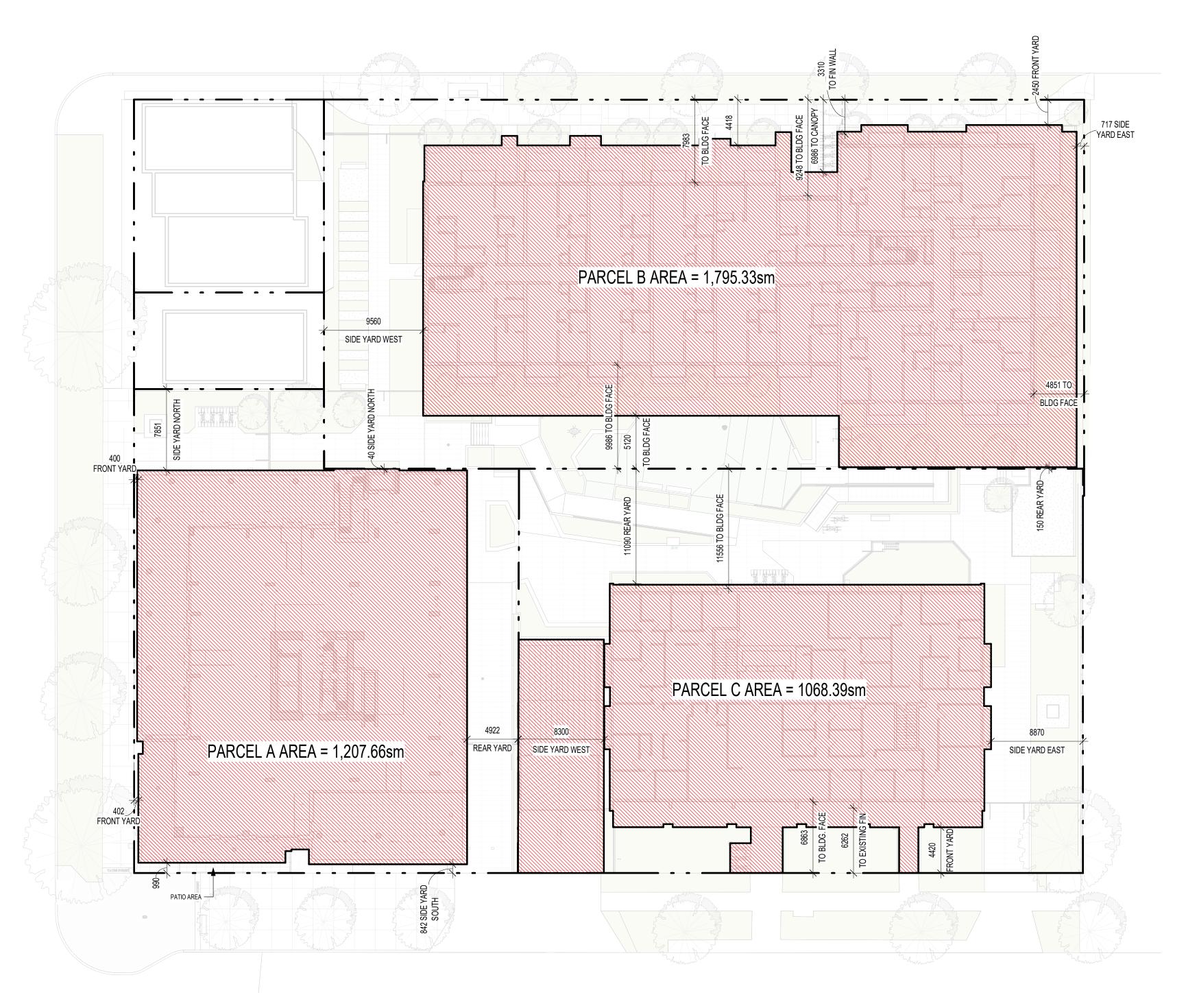
PROJECT COOK STREET PLAZA

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

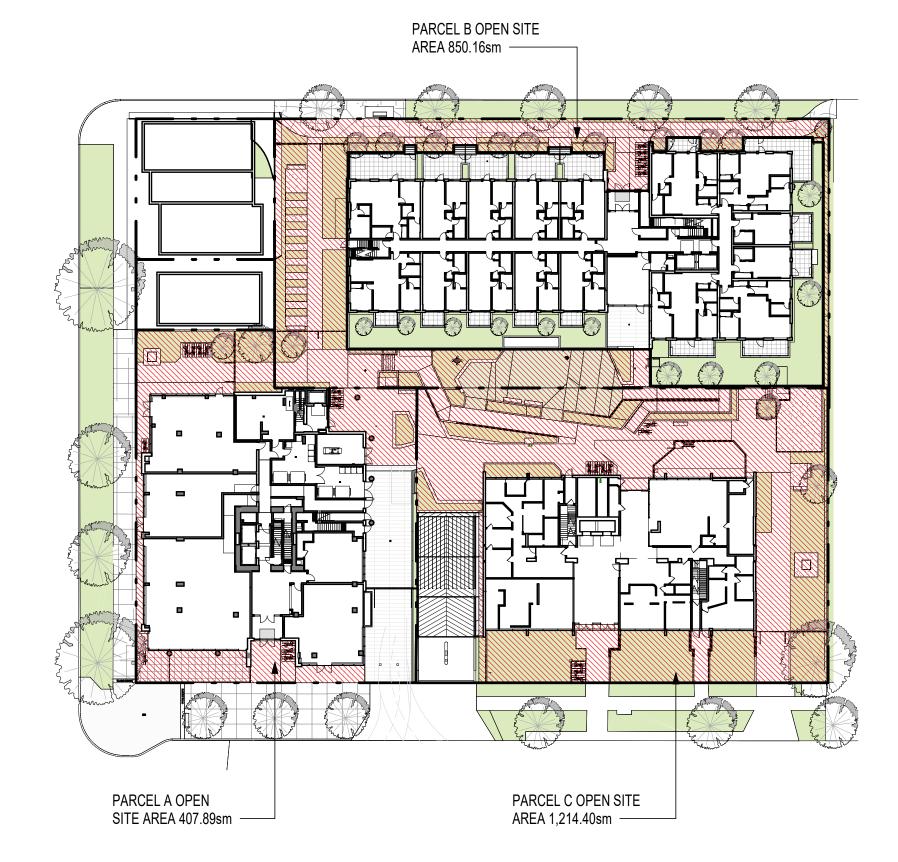
As indicated Author

DRAWN

Checker



SITE COVERAGE PLAN AND BUILDING SETBACKS
1: 250



2 RZ SITE PLAN - OPEN SITE AREA

PROSCENIUM

ARCHITECTURE + INTERIORS INC.

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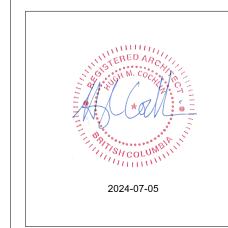
CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

7	DECDONICE TO CITY COMMENTS IV	2024.07
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Н	ISSUED FOR RZ & DP REVISED SUBMISSION	2020.01.
G	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.09.
F	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.07.
Е	ISSUED FOR RZ & DP REVISION	2019.06
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05
С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.
В	ISSUED FOR RZ & DP APPLICATION	2018.12

 NO.
 DESCRIPTION
 BY
 DATE

 CURRENT REVISION
 Z

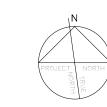


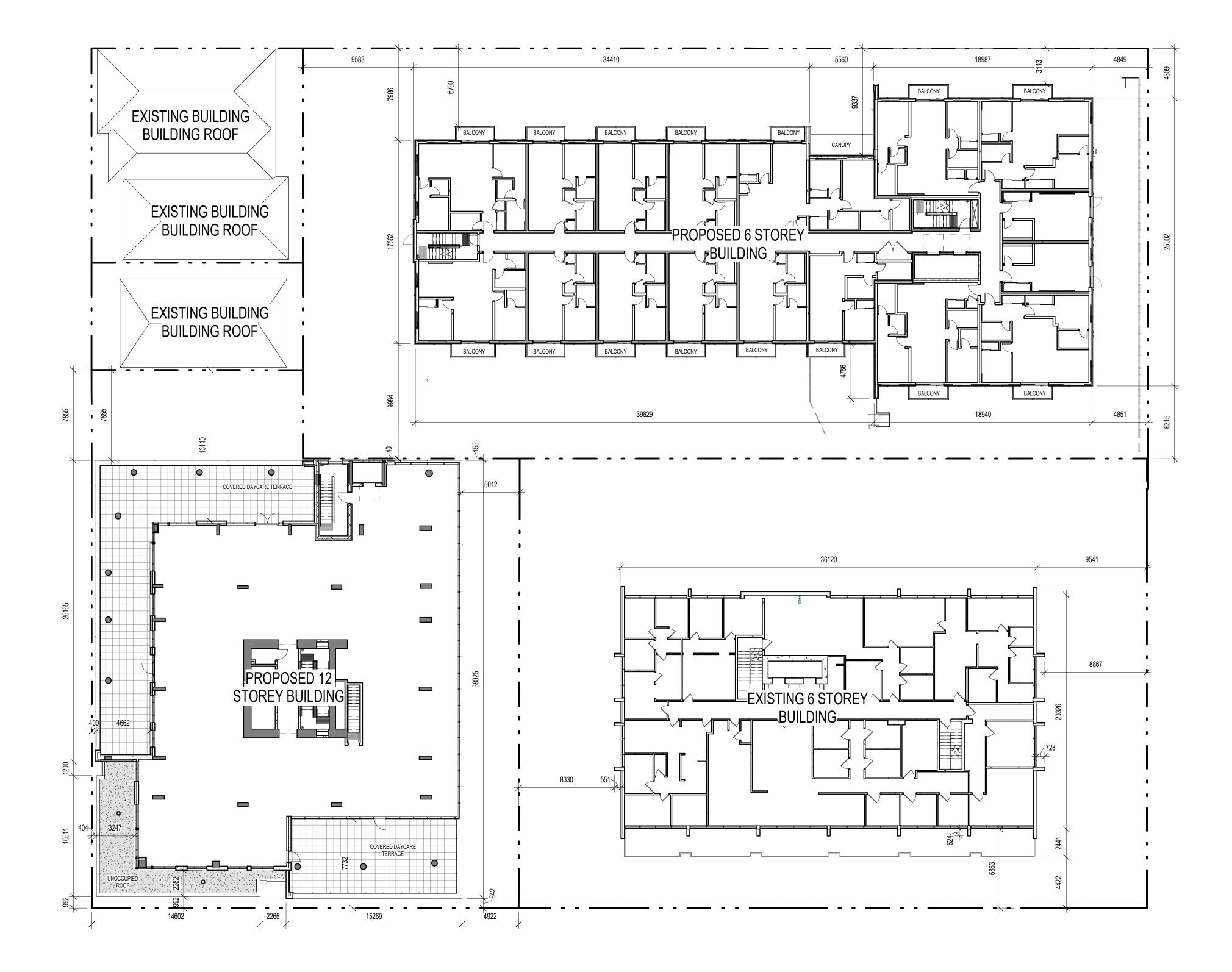
PROJECT ADDRESS

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

PROJECT

DRAWING TITLE			PROJECT NUMBER
OPEN SITE			18-13
SPACE 8			DWG. NO
COVERAGE			A 4 O 4
DIAGRAN	ЛS		A104
DATE	SCALE	DRAWN	CHECKED
18.11.20	As indicated	Author	Checker







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ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

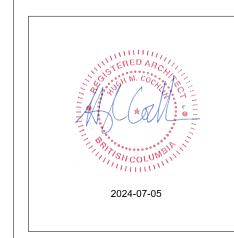
SURVEYOR POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.13
Χ	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
Т	RESPONSE TO CITY COMMENTS IV	2024.03.08
S	RESPONSE TO CITY COMMETNS III	2024.02.27
R	RESPONSE TO CITY COMMENTS II	2024.01.31
Q	RESPONSE TO CITY COMMENTS I	2024.01.15
Р	ISSUED FOR DVP	2023.12.15
0	ISSUED FOR RZ & DP AMENDMENT	2023.09.28
Ν	ISSUED FOR RZ & DP AMENDMENT	2023.05.05
М	ISSUED FOR RZ & DP AMENDMENT	2022.06.03
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
Н	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
Ε	ISSUED FOR RZ & DP REVISION	2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
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В	ISSUED FOR RZ & DP APPLICATION	2018.12.13

DESCRIPTION CURRENT REVISION



PROJECT ADDRESS

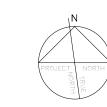
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT COOK STREET PLAZA

DRAWING TITLE PROJECT NUMBER 18-13 **OVERALL** LEVEL 2 PLAN DWG. NO. **A121** DATE 18.11.20 CHECKED SCALE DRAWN

Author

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ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER

RYZUK GEOTECHNICAL

TRAFFIC ENGINEER **BUNT ENGINEERING**

SURVEYOR

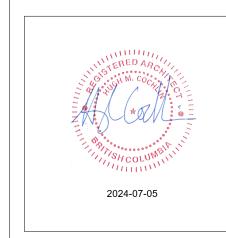
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.13
Χ	RESPONSE TO CITY COMMENTS VII	2024.05.30
W	RESPONSE TO CITY COMMENTS VI	2024.04.30
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J	ISSUED FOR RZ & DP AMENDMENT	2021.05.14
ı	ISSUED FOR DRAFT RZ & DP AMENDMENT	2021.04.16
Н	ISSUED FOR RZ & DP REVISED SUBMISSION	2020.01.23
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D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
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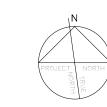
CURRENT REVISION



PROJECT ADDRESS

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

DRAWING TITLE			PROJECT NUME
OVERALI			18-1
LEVEL 3	PLAN		DWG.
			A12
DATE 18.11.20	SCALE 1:200	DRAWN Author	CHECKED Checker







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AME GROUP

ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER

RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

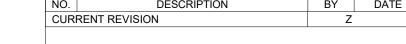
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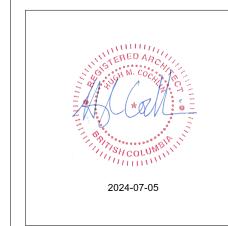
SURVEYOR

POWELL & ASSOCIATES
CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.13
Χ	RESPONSE TO CITY COMMENTS VII	2024.05.30
W	RESPONSE TO CITY COMMENTS VI	2024.04.30
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Е	ISSUED FOR RZ & DP REVISION	2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
В	ISSUED FOR RZ & DP APPLICATION	2018.12.13



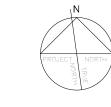


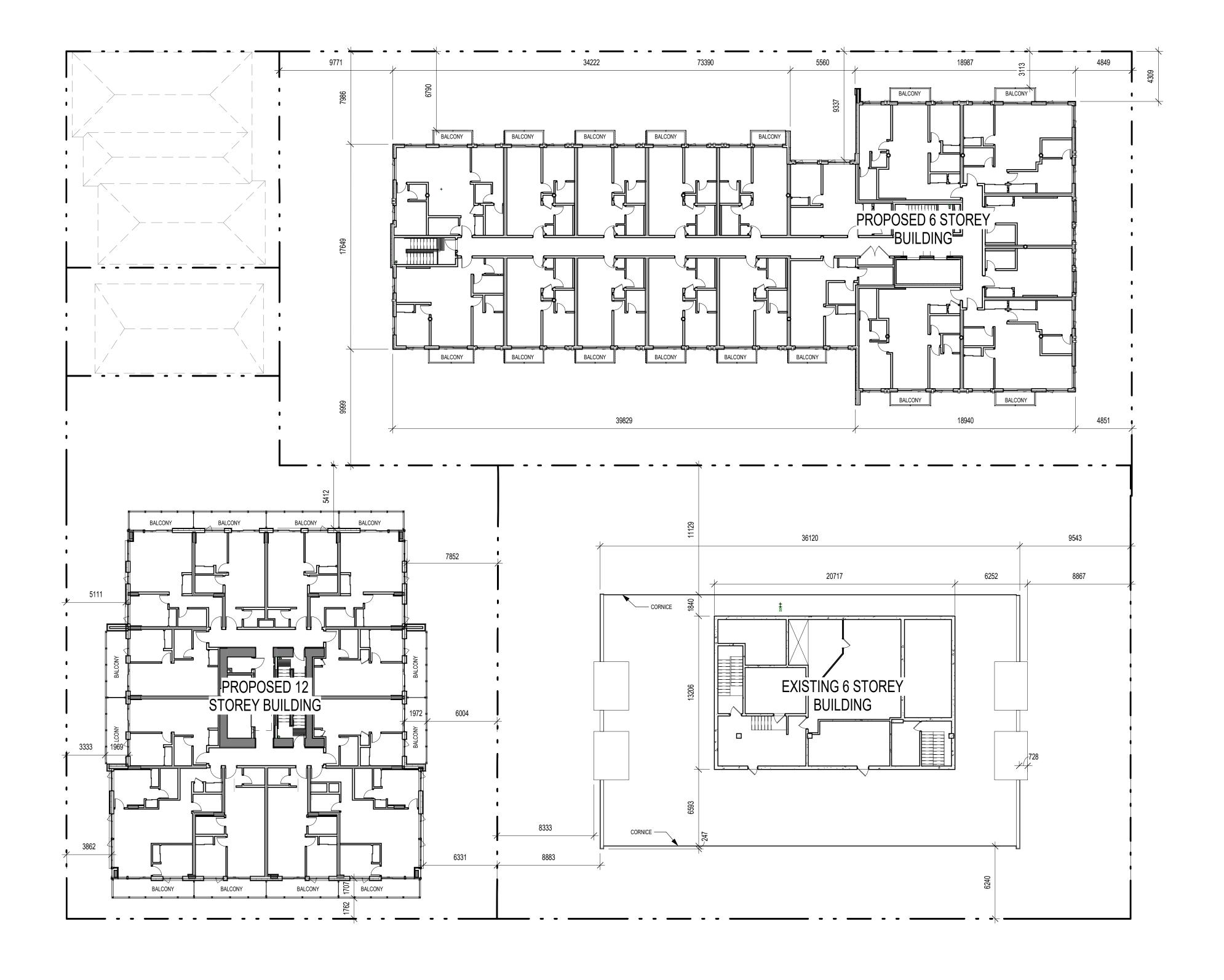
PROJECT ADDRESS

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

PROJECT

DRAWING TITLE			PROJECT NUMBER
OVERALL			18-13
LEVEL 4-5)		DWG. NO.
PLAN			A123
DATE S	SCALE	DRAWN	CHECKED
18.11.20			







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READ JONES CHRISTOFFERSEN LTD.

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AME GROUP

ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER

RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

SURVEYOR

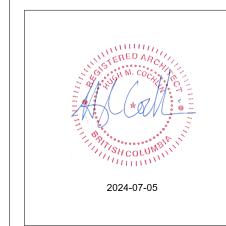
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.13
Χ	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
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R	RESPONSE TO CITY COMMENTS II	2024.01.31
Q	RESPONSE TO CITY COMMENTS I	2024.01.15
Р	ISSUED FOR DVP	2023.12.15
0	ISSUED FOR RZ & DP AMENDMENT	2023.09.28
N	ISSUED FOR RZ & DP AMENDMENT	2023.05.05
М	ISSUED FOR RZ & DP AMENDMENT	2022.06.03
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
Н	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
Е	ISSUED FOR RZ & DP REVISION	2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
В	ISSUED FOR RZ & DP APPLICATION	2018.12.13

DESCRIPTION



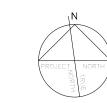
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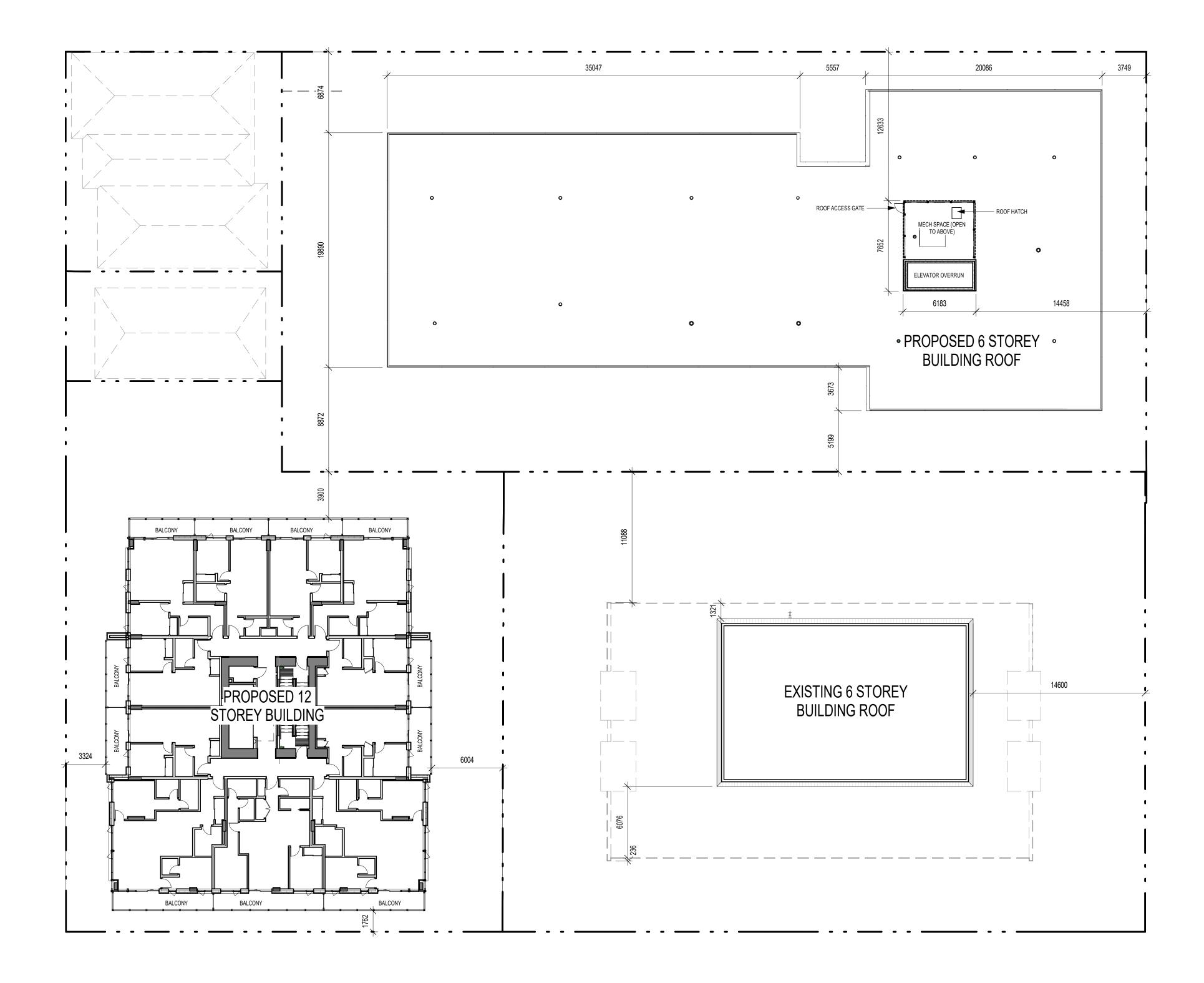
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1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT

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OVERALL LEVEL 6 PLAN			18-13
			DWG. NO.
			A124
DATE	SCALE	DRAWN	CHECKED
18.11.20	1:200	Author	Checker







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READ JONES CHRISTOFFERSEN LTD.

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AME GROUP

ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

OITI LITOIITLE

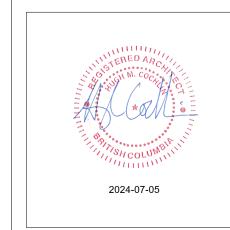
SURVEYOR
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Ζ	RESPONSE TO CITY COMMENTS IX	2024.07.05
Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.13
Х	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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Q	RESPONSE TO CITY COMMENTS I	2024.01.15
Р	ISSUED FOR DVP	2023.12.15
0	ISSUED FOR RZ & DP AMENDMENT	2023.09.28
N	ISSUED FOR RZ & DP AMENDMENT	2023.05.05
М	ISSUED FOR RZ & DP AMENDMENT	2022.06.03
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
Н	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
Е	ISSUED FOR RZ & DP REVISION	2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
В	ISSUED FOR RZ & DP APPLICATION	2018.12.13
		· · · · · · · · · · · · · · · · · · ·

NO. | DESCRIPTION BY DATE
CURRENT REVISION Z

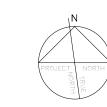


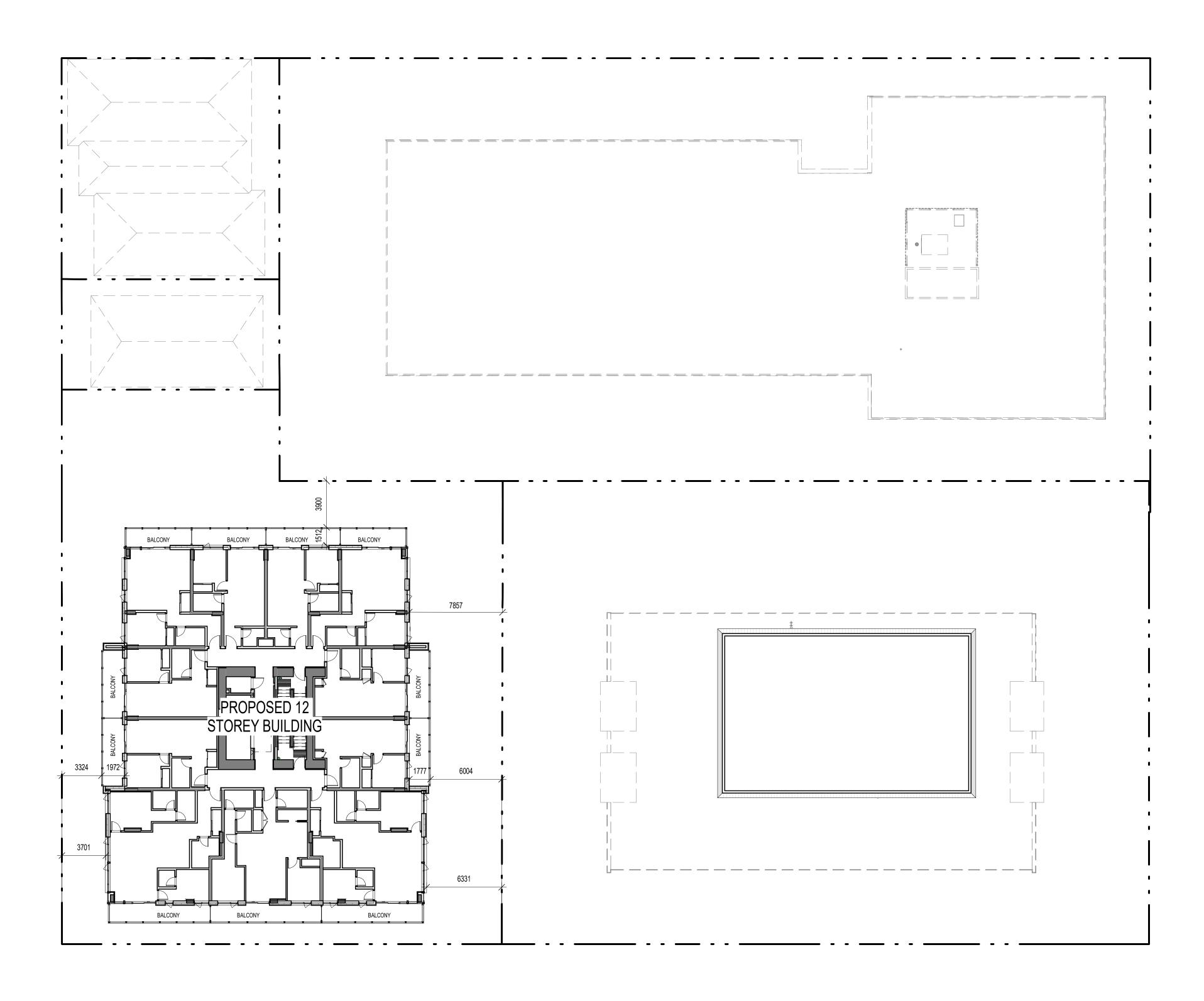
PROJECT ADDRESS

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

PROJECT

DRAWING TITLE		PROJECT NUMBER	
L		18-13	
LEVEL 7-8 PLAN		DWG. NO.	
		A125	
SCALE 1:200	DRAWN Author	CHECKED Checker	
	SCALE	SCALE DRAWN	







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READ JONES CHRISTOFFERSEN LTD.

MECHANICAL ENGINEER

AME GROUP

ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

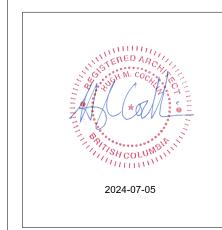
SURVEYOR

POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

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Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.1
Χ	RESPONSE TO CITY COMMENTS VII	2024.05.3
W	RESPONSE TO CITY COMMENTS VI	2024.04.3
V	RESPONSE TO CITY COMMENTS V	2024.04.1
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S	RESPONSE TO CITY COMMETNS III	2024.02.2
R	RESPONSE TO CITY COMMENTS II	2024.01.3
Q	RESPONSE TO CITY COMMENTS I	2024.01.1
Р	ISSUED FOR DVP	2023.12.1
0	ISSUED FOR RZ & DP AMENDMENT	2023.09.2
N	ISSUED FOR RZ & DP AMENDMENT	2023.05.0
М	ISSUED FOR RZ & DP AMENDMENT	2022.06.0
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K	RESPONSE TO CITY COMMENTS I	2021.07.0
J	ISSUED FOR RZ & DP AMENDMENT	2021.05.1
ı	ISSUED FOR DRAFT RZ & DP AMENDMENT	2021.04.1
Н	ISSUED FOR RZ & DP REVISED SUBMISSION	2020.01.2
G	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.09.1
F	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.07.2
Ε	ISSUED FOR RZ & DP REVISION	2019.06.1
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.1
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В	ISSUED FOR RZ & DP APPLICATION	2018.12.1



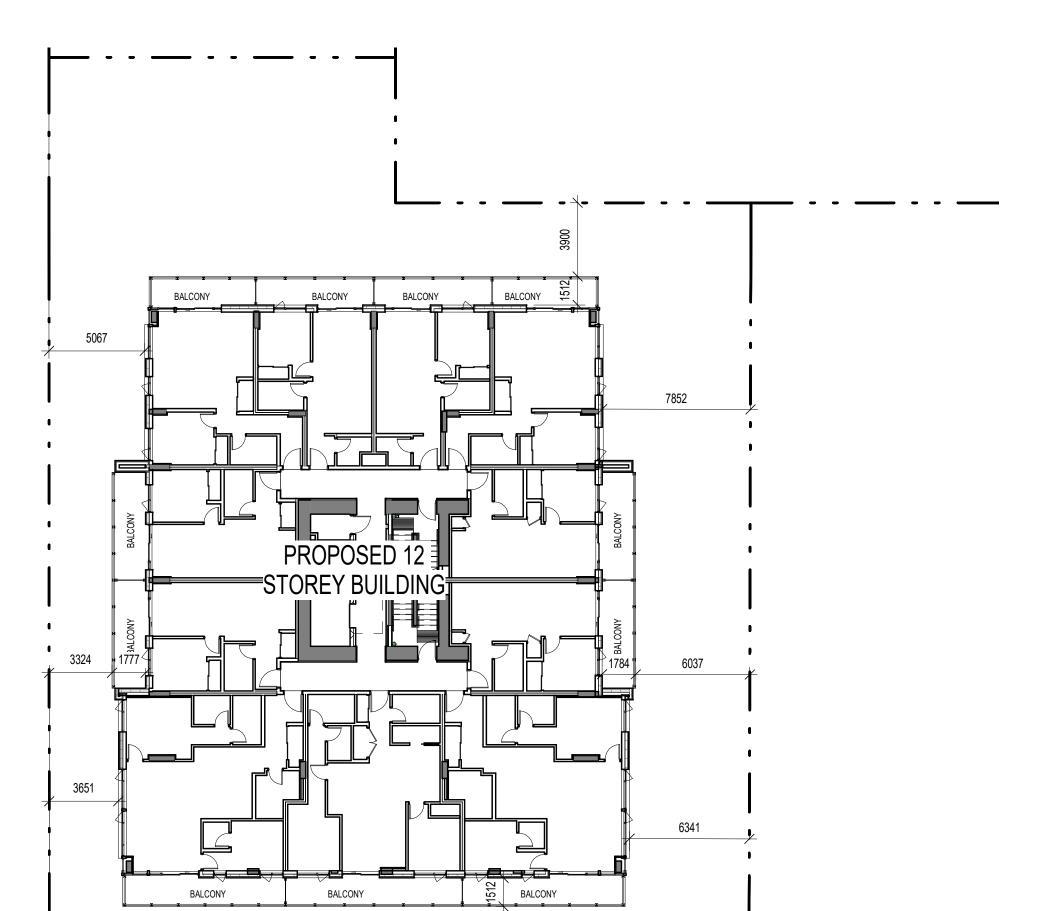
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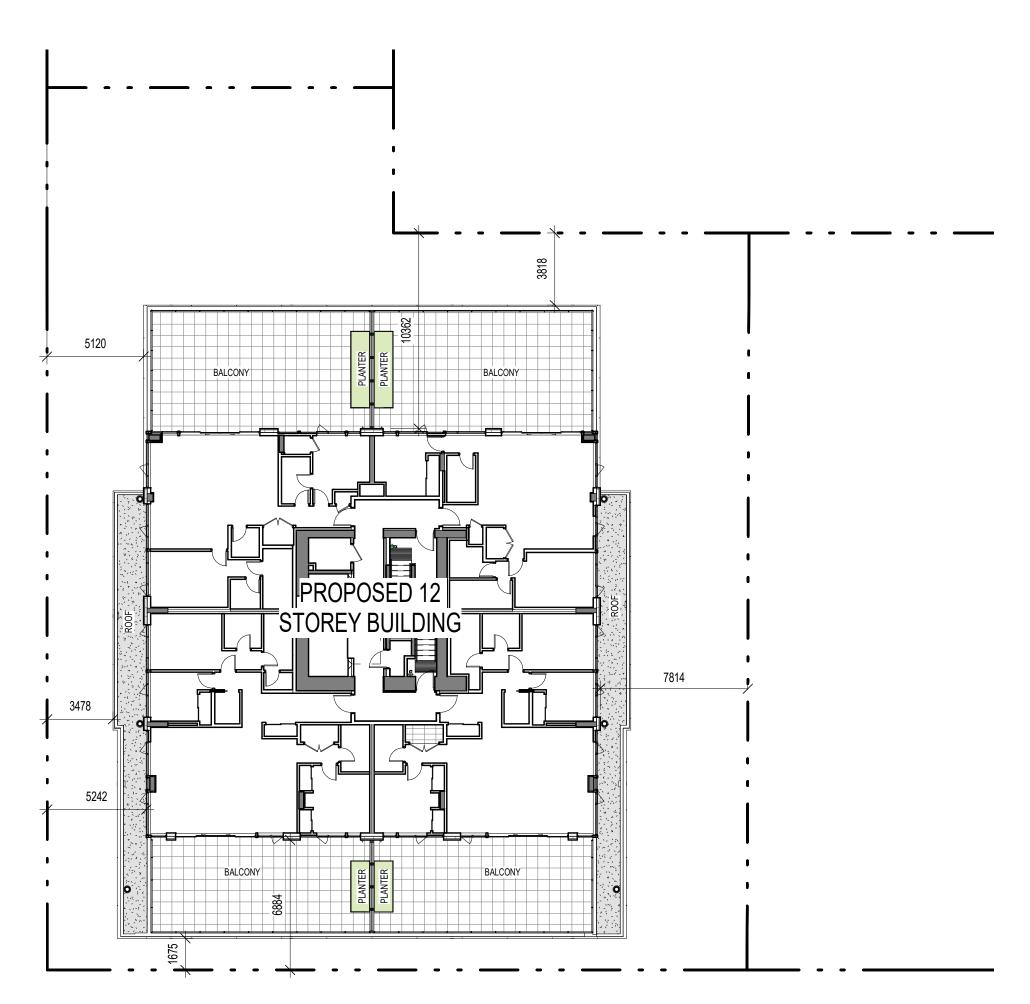
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT

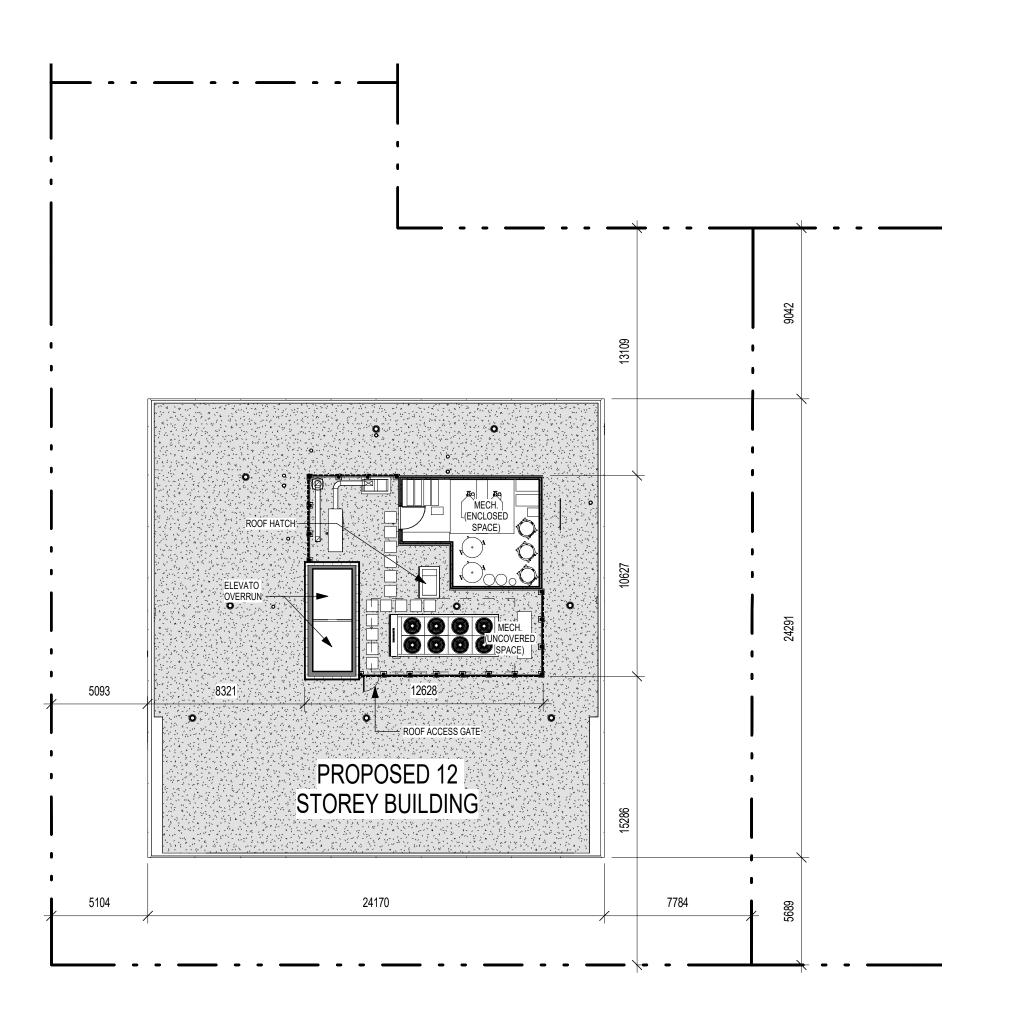
OVERALL LEVEL 9 PLAN			PROJECT NUMBER 18-13
	LEVEL 9 PLAN		A126
DATE 18.11.20	SCALE 1:200	DRAWN Author	CHECKED Checker



OVERALL LEVEL 10 -11 1:200









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LANDSCAPE ARCHITECT

DURANTE KREUK LTD.

STRUCTURAL ENGINEER

READ JONES CHRISTOFFERSEN LTD.

MECHANICAL ENGINEER **AME GROUP**

ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

SURVEYOR

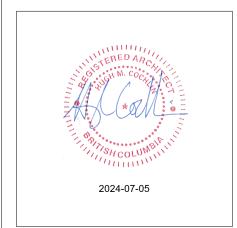
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.0
Υ	RESPONSE TO CITY COMMENTS VIII	2024.0
Χ	RESPONSE TO CITY COMMENTS VII	2024.0
W	RESPONSE TO CITY COMMENTS VI	2024.0
V	RESPONSE TO CITY COMMENTS V	2024.0
U	RESPONSE TO CITY COMMENTS IV R1	2024.0
Т	RESPONSE TO CITY COMMENTS IV	2024.0
S	RESPONSE TO CITY COMMETNS III	2024.0
R	RESPONSE TO CITY COMMENTS II	2024.0
Q	RESPONSE TO CITY COMMENTS I	2024.0
Р	ISSUED FOR DVP	2023.1
0	ISSUED FOR RZ & DP AMENDMENT	2023.0
Ν	ISSUED FOR RZ & DP AMENDMENT	2023.0
М	ISSUED FOR RZ & DP AMENDMENT	2022.0
L	RESPONSE TO CITY COMMENTS II	2021.0
K	RESPONSE TO CITY COMMENTS I	2021.0
J	ISSUED FOR RZ & DP AMENDMENT	2021.0
ı	ISSUED FOR DRAFT RZ & DP AMENDMENT	2021.0
Н	ISSUED FOR RZ & DP REVISED SUBMISSION	2020.0
G	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.0
F	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.0
Е	ISSUED FOR RZ & DP REVISION	2019.0
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.0
С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.0
В	ISSUED FOR RZ & DP APPLICATION	2018.1

NO. DE CURRENT REVISION

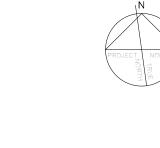


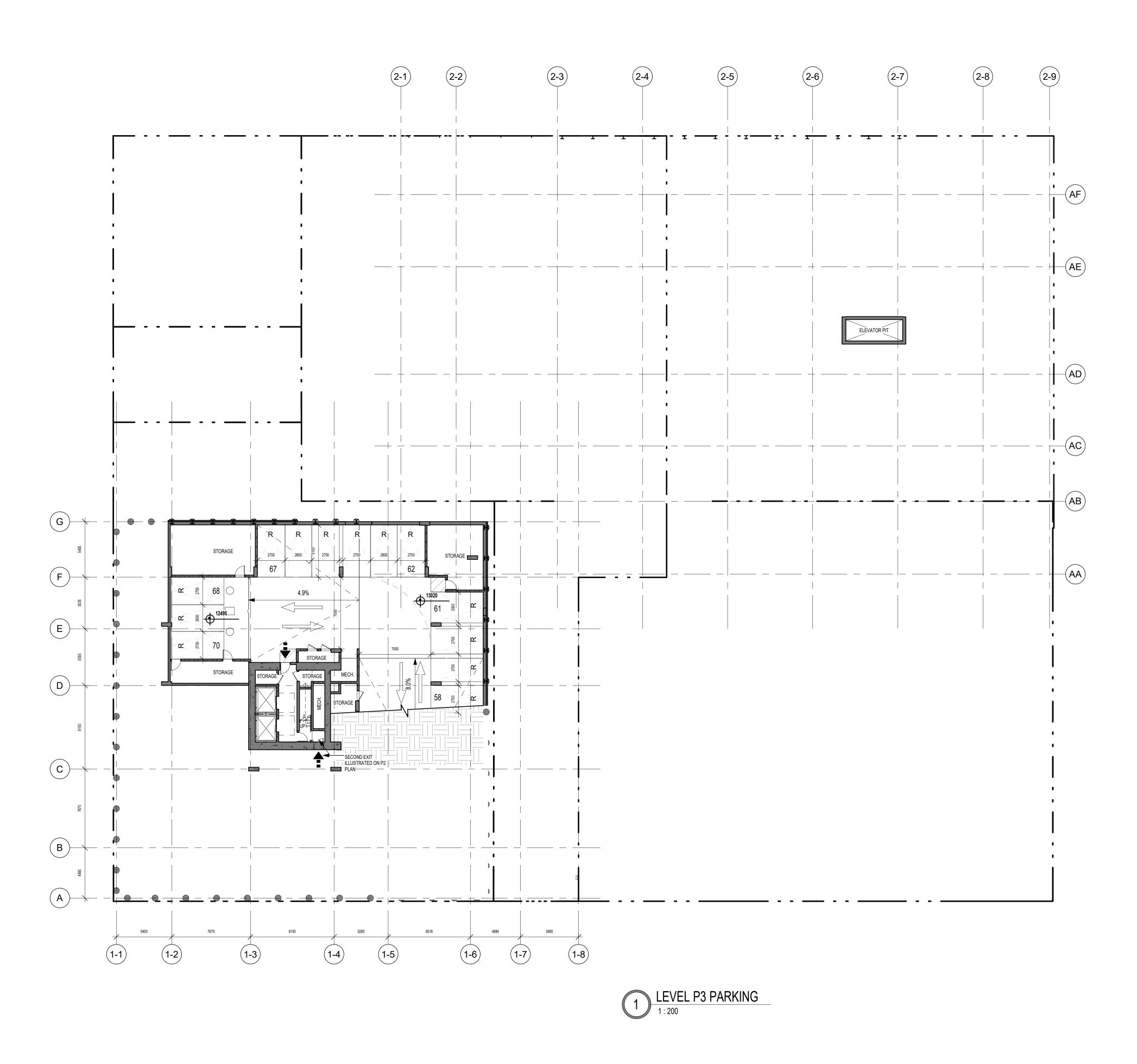
PROJECT ADDRESS

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

	OVERALL LEVEL 10 TO			PROJECT NUMBER
			18-13	
				DWG. NO
	ROOF			A127
	DATE	SCALE	DRAWN	CHECKED
	18.11.20	1:200	Author	Checker







ARCHITECTURE + INTERIORS INC.

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

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READ JONES CHRISTOFFERSEN LTD.

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RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

SURVEYOR

POWELL & ASSOCIATES

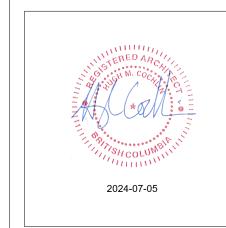
CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX		2024.07.05
Υ	RESPONSE TO CITY COMMENTS VIII		2024.06.13
Χ	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
Т	RESPONSE TO CITY COMMENTS IV		2024.03.08
S	RESPONSE TO CITY COMMETNS III		2024.02.2
R	RESPONSE TO CITY COMMENTS II		2024.01.3
Q	RESPONSE TO CITY COMMENTS I		2024.01.1
Р	ISSUED FOR DVP		2023.12.1
0	ISSUED FOR RZ & DP AMENDMENT		2023.09.2
N	ISSUED FOR RZ & DP AMENDMENT		2023.05.0
М	ISSUED FOR RZ & DP AMENDMENT		2022.06.03
L	RESPONSE TO CITY COMMENTS II		2021.08.20
K	RESPONSE TO CITY COMMENTS I		2021.07.0
J	ISSUED FOR RZ & DP AMENDMENT		2021.05.1
I	ISSUED FOR DRAFT RZ & DP AMENDMENT		2021.04.10
Н	ISSUED FOR RZ & DP REVISED SUBMISSION		2020.01.2
G	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.09.13
F	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.07.29
Е	ISSUED FOR RZ & DP REVISION		2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.05.10
С	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.02.0
В	ISSUED FOR RZ & DP APPLICATION		2018.12.13
NO	DECODIDEION	DV	DATE

 NO.
 DESCRIPTION
 BY
 DATE

 CURRENT REVISION
 Z



PROJECT ADDRESS

DATE 18.11.20

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

PROJECT

COOK STREET PLAZA

DRAWING TITLE PROJECT NUMBER
18-13

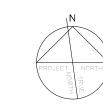
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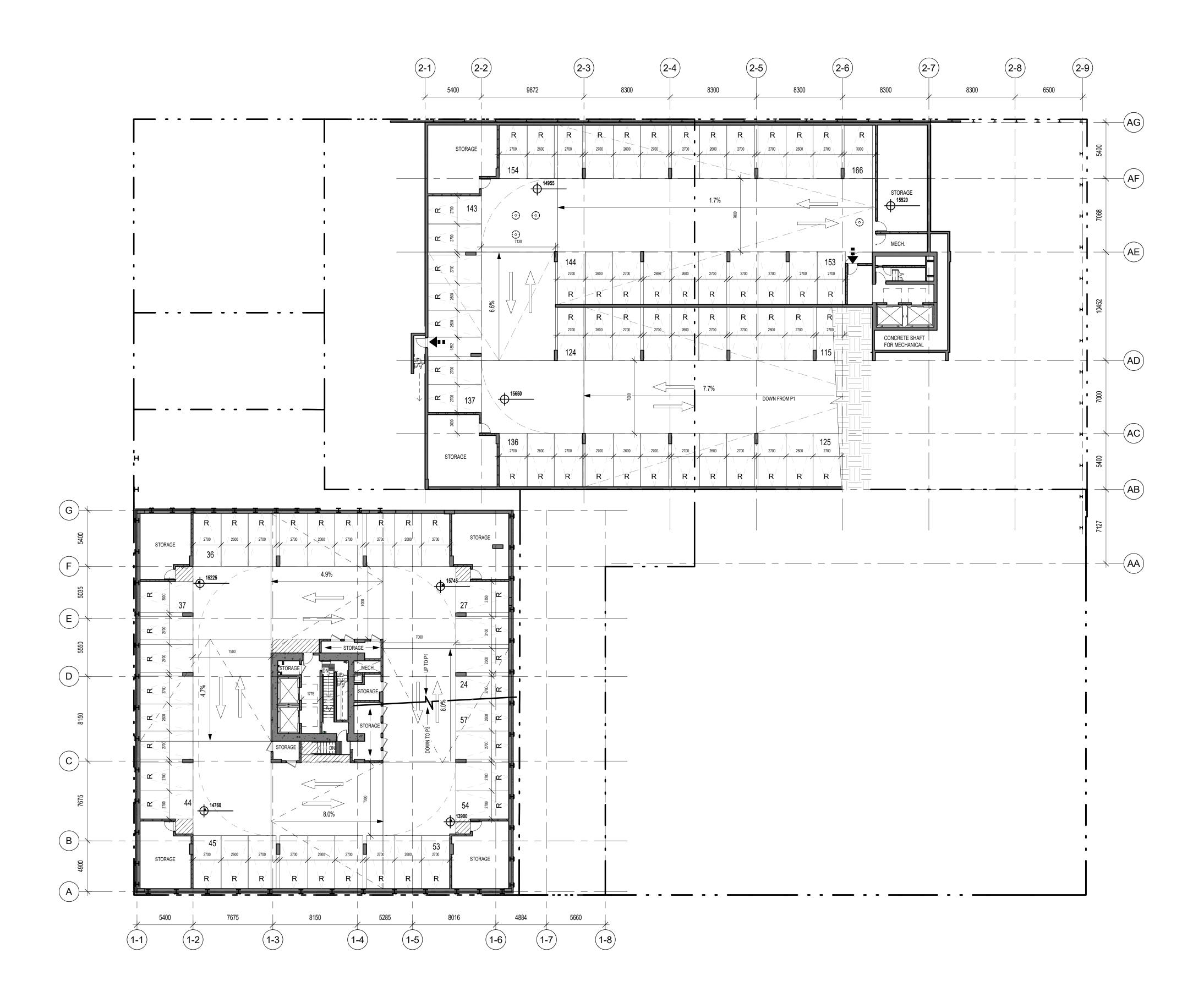
A200

DRAWN Author

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E2 ENGINEERING

GEOTECHNICAL ENGINEER

RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

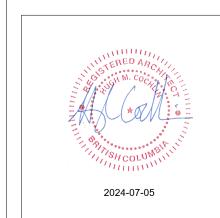
SURVEYOR

POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

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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
Н	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
Е	ISSUED FOR RZ & DP REVISION	2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
В	ISSUED FOR RZ & DP APPLICATION	2018.12.13



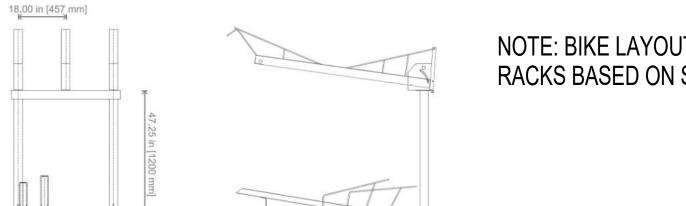
PROJECT ADDRESS

CURRENT REVISION

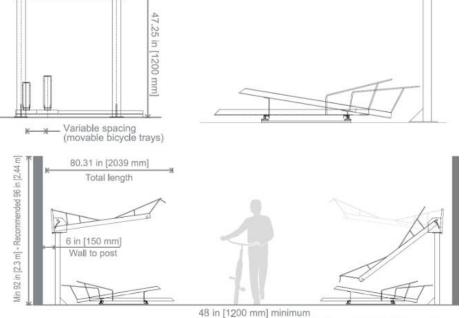
1100, 1120 YATES ST.; 1109, 1115 JOHNSON ST.

PROJECT

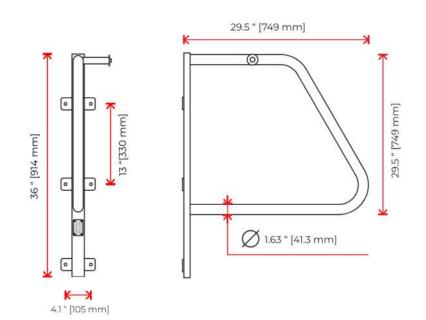
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LEVEL P2			18-13
			DWG. NO.
			A201
DATE 18.11.20	SCALE 1:200	DRAWN Author	CHECKED Checker



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

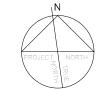


BIKE RACK DETAIL - STACKED



BIKE RACK DETAIL - SINGLE SIDED WALL MOUNTED RACK







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LANDSCAPE ARCHITECT

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BUNT ENGINEERING

SURVEYOR

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М	ISSUED FOR RZ & DP AMENDMENT	2022.06.03
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
Н	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
Е	ISSUED FOR RZ & DP REVISION	2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10

2019.02.07 2018.12.13

BY DATE

DESCRIPTION CURRENT REVISION



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

PROJECT ADDRESS

18.11.20

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

PROJECT COOK STREET PLAZA

		DWG. N
LEVEL P	1	18-13
DRAWING TITLE		PROJECT NUMBE

Author

Checker

1:200

PARCEL A

Residential Units By Areas (inside face of walls):

	>45 and			
	<45 SQ M	<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

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:		
40.30	40	
14.40	14	
32.40	32	
87.10	87 Spaces	70 Provided
10.7	11 Spaces	6 Provided
	14.40 32.40 87.10	14.40 14 32.40 32 87.10 87 Spaces

COMMERCIAL CAR PARKING CALCULATIONS

12 Storey Mixed Use Tower

Use	Area (Sg m)	Parking Calc Ro	unded #
	Medical Office	1 Space Per	50 Sq m
	Office	1 Space Per	70 Sq m
	Care Facility	1 Space Per	100 Sq m
	Retail	1 Space Per	80 Sq m
	Restaurant	1 Space Per	40 Sq m

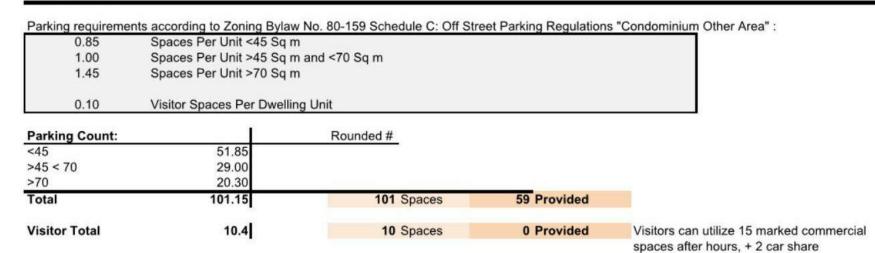
7 Provided on adjacent site

PARCEL B

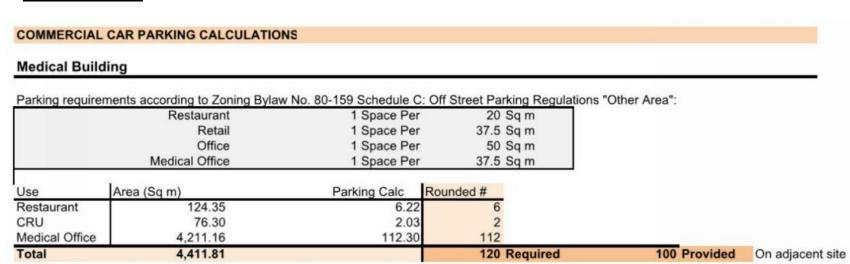
Residential Units By Areas:

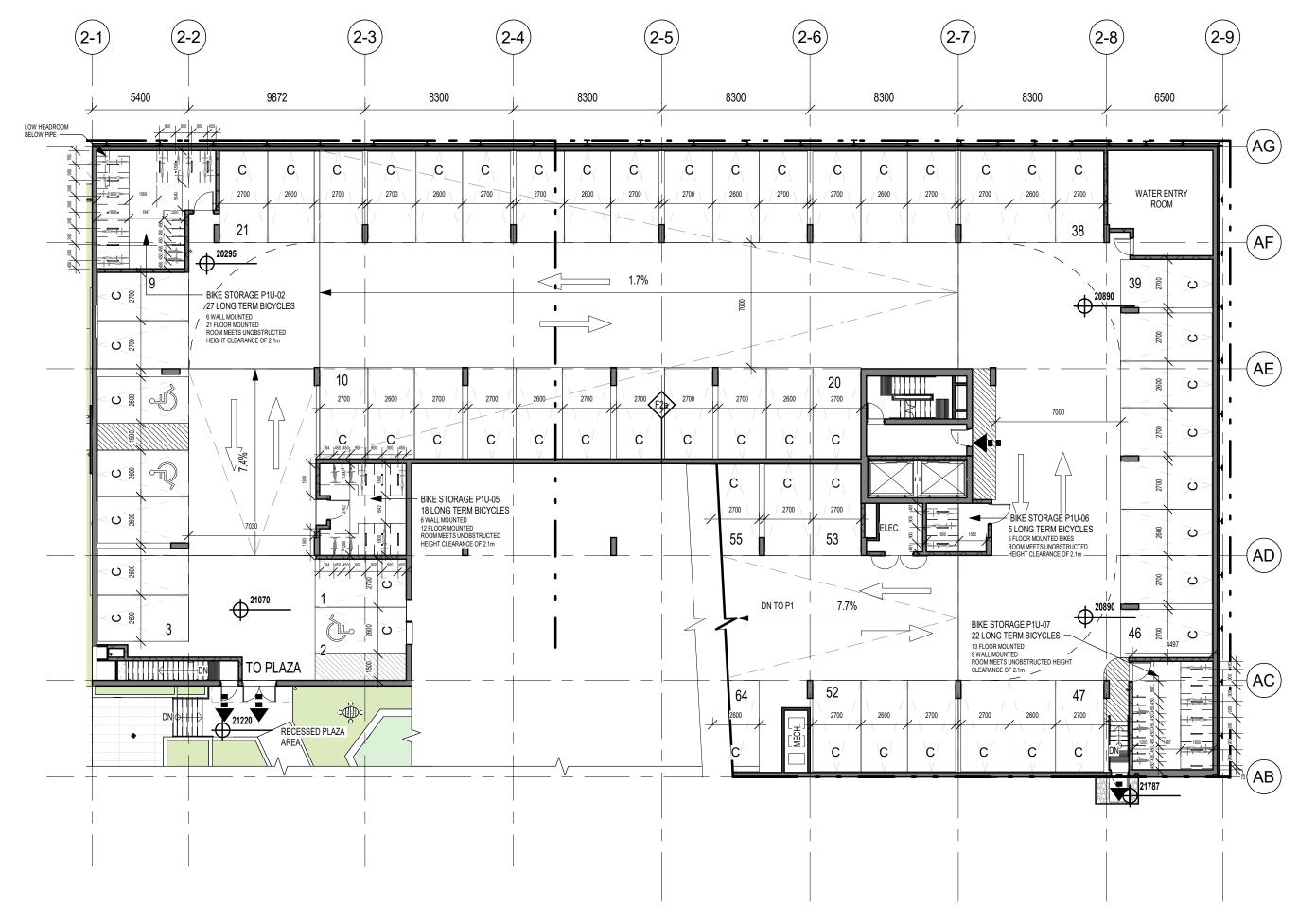
		>45 and		
	<45 SQ M	<70 SQ M	>70 SQ M	TOTAL
Level 1	10	4	2	16
Level 2	9	5	3	17
Level 3	9	5	3	17
Level 4	11	5	2	18
Level 5	11	5	2	18
Level 6	11	5	2	18
TOTAL	61	29	14	104

6 Storey Condo



PARCEL C







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

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LANDSCAPE ARCHITECT

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STRUCTURAL ENGINEER

READ JONES CHRISTOFFERSEN LTD.

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E2 ENGINEERING

GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL

VIZON GLOTLOTINI

TRAFFIC ENGINEER

BUNT ENGINEERING

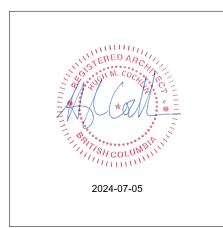
SURVEYOR
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.1
Χ	RESPONSE TO CITY COMMENTS VII	2024.05.3
W	RESPONSE TO CITY COMMENTS VI	2024.04.3
V	RESPONSE TO CITY COMMENTS V	2024.04.1
U	RESPONSE TO CITY COMMENTS IV R1	2024.03.2
Т	RESPONSE TO CITY COMMENTS IV	2024.03.0
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D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.1
С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.0
В	ISSUED FOR RZ & DP APPLICATION	2018.12.1
Α	ISSUED FOR CALUC	2018.11.2

NO. DESCRIPTION BY DATE CURRENT REVISION Y

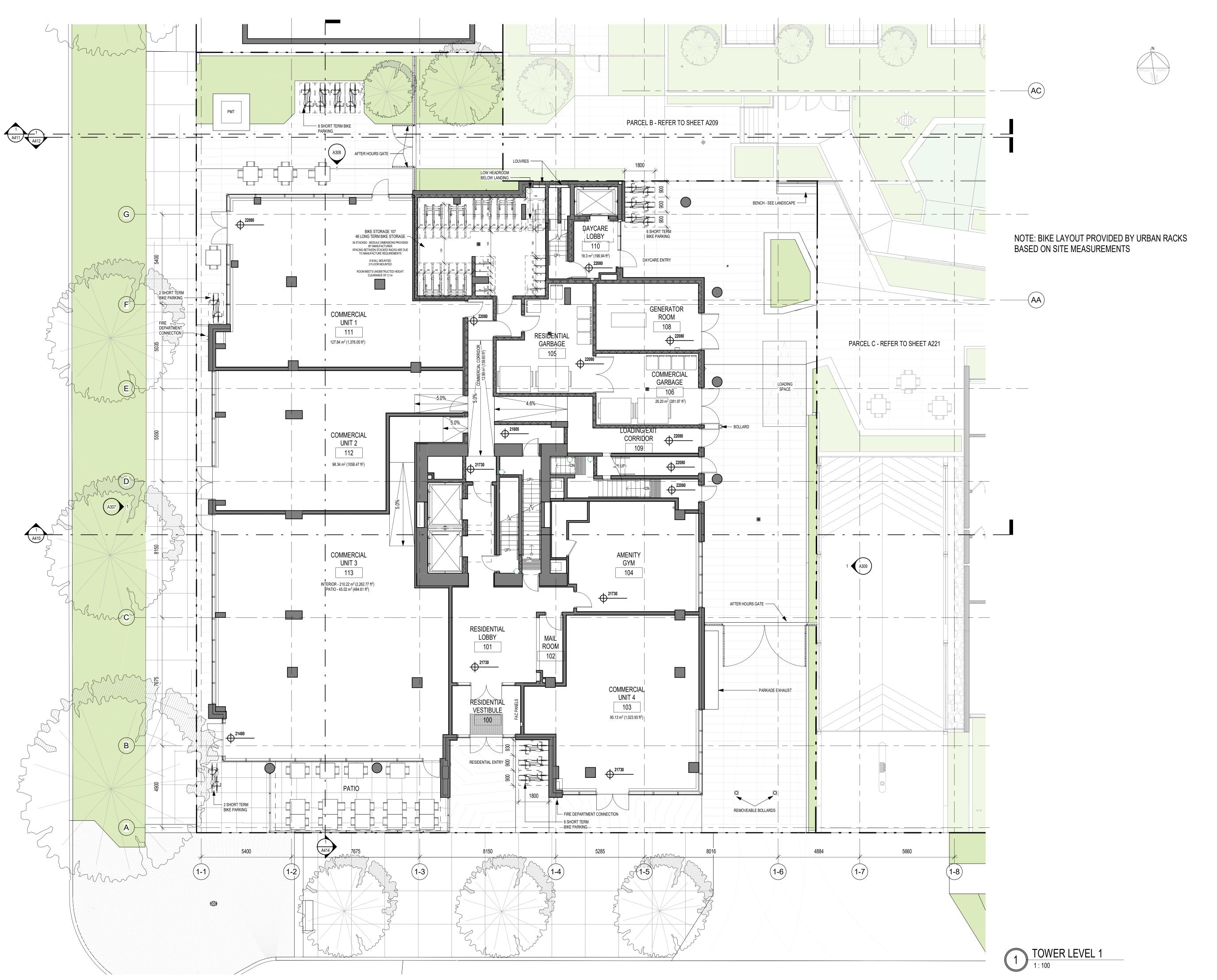


PROJECT ADDRESS

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

PROJECT

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



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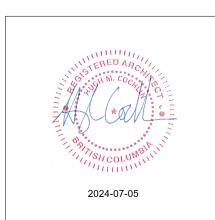
SURVEYOR

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С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
В	ISSUED FOR RZ & DP APPLICATION	2018.12.13
Α	ISSUED FOR CALUC	2018.11.21



PROJECT ADDRESS

DATE 18.11.20

CURRENT REVISION

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

PROJECT
COOK STREET PLAZA

TOWER - LEVEL 18-13
1 DWG. NO.

A204

SCALE

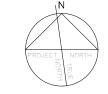
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AME GROUP

ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

SURVEYOR

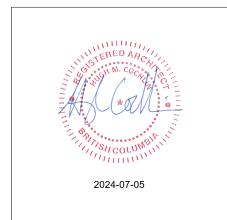
SURVEYUR

POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

	RENT REVISION	Z	
NO.	DESCRIPTION	BY	DATE
В	ISSUED FOR RZ & DP APPLICATION		2018.12.1
С	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.02.0
D	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.05.1
Е	ISSUED FOR RZ & DP REVISION		2019.06.1
F	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.07.2
G	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.09.1
Н	ISSUED FOR RZ & DP REVISED SUBMISSION		2020.01.2
I	ISSUED FOR DRAFT RZ & DP AMENDMENT		2021.04.1
J	ISSUED FOR RZ & DP AMENDMENT		2021.05.1
K	RESPONSE TO CITY COMMENTS I		2021.07.0
L	RESPONSE TO CITY COMMENTS II		2021.08.2
М	ISSUED FOR RZ & DP AMENDMENT		2022.06.0
N	ISSUED FOR RZ & DP AMENDMENT		2023.05.0
0	ISSUED FOR RZ & DP AMENDMENT		2023.09.2
Р	ISSUED FOR DVP		2023.12.1
Q	RESPONSE TO CITY COMMENTS I		2024.01.1
R	RESPONSE TO CITY COMMENTS II		2024.01.3
S	RESPONSE TO CITY COMMETNS III		2024.02.2
T	RESPONSE TO CITY COMMENTS IV		2024.03.0
Ū	RESPONSE TO CITY COMMENTS IV R1		2024.03.2
V	RESPONSE TO CITY COMMENTS V		2024.04.
W	RESPONSE TO CITY COMMENTS VI		2024.04.3
X	RESPONSE TO CITY COMMENTS VII		2024.05.
Υ	RESPONSE TO CITY COMMENTS IX RESPONSE TO CITY COMMENTS VIII		2024.07. 2024.06.



PROJECT ADDRESS

DATE 18.11.20

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

PROJECT

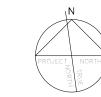
COOK STREET PLAZA

TOWER - LEVEL 18-13
2

DWG. NO.

A205

SCALE 1:100 DRAWN CHECKED
Author Checker





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E2 ENGINEERING

GEOTECHNICAL ENGINEER

RYZUK GEOTECHNICAL

TRAFFIC ENGINEER
BUNT ENGINEERING

SURVEYOR

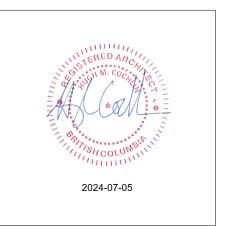
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.13
Х	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
Т	RESPONSE TO CITY COMMENTS IV	2024.03.08
S	RESPONSE TO CITY COMMETNS III	2024.02.27
R	RESPONSE TO CITY COMMENTS II	2024.01.31
Q	RESPONSE TO CITY COMMENTS I	2024.01.15
Р	ISSUED FOR DVP	2023.12.15
0	ISSUED FOR RZ & DP AMENDMENT	2023.09.28
N	ISSUED FOR RZ & DP AMENDMENT	2023.05.05
М	ISSUED FOR RZ & DP AMENDMENT	2022.06.03
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
Н	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
Е	ISSUED FOR RZ & DP REVISION	2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
В	ISSUED FOR RZ & DP APPLICATION	2018.12.13

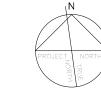
NO. DESCRIPTION
CURRENT REVISION



PROJECT ADDRESS

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

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





1 TOWER LEVEL 7-11

2 TOWER LEVEL 12
1:100

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E2 ENGINEERING

GEOTECHNICAL ENGINEER

RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

SURVEYOR

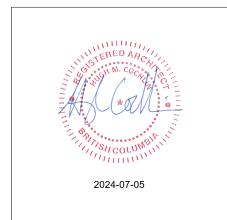
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Ζ	RESPONSE TO CITY COMMENTS IX	2024.07.05
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0	ISSUED FOR RZ & DP AMENDMENT	2023.09.28
Ν	ISSUED FOR RZ & DP AMENDMENT	2023.05.05
М	ISSUED FOR RZ & DP AMENDMENT	2022.06.03
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K	RESPONSE TO CITY COMMENTS I	2021.07.07
J	ISSUED FOR RZ & DP AMENDMENT	2021.05.14
ı	ISSUED FOR DRAFT RZ & DP AMENDMENT	2021.04.16
Н	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
Ε	ISSUED FOR RZ & DP REVISION	2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
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В	ISSUED FOR RZ & DP APPLICATION	2018.12.13

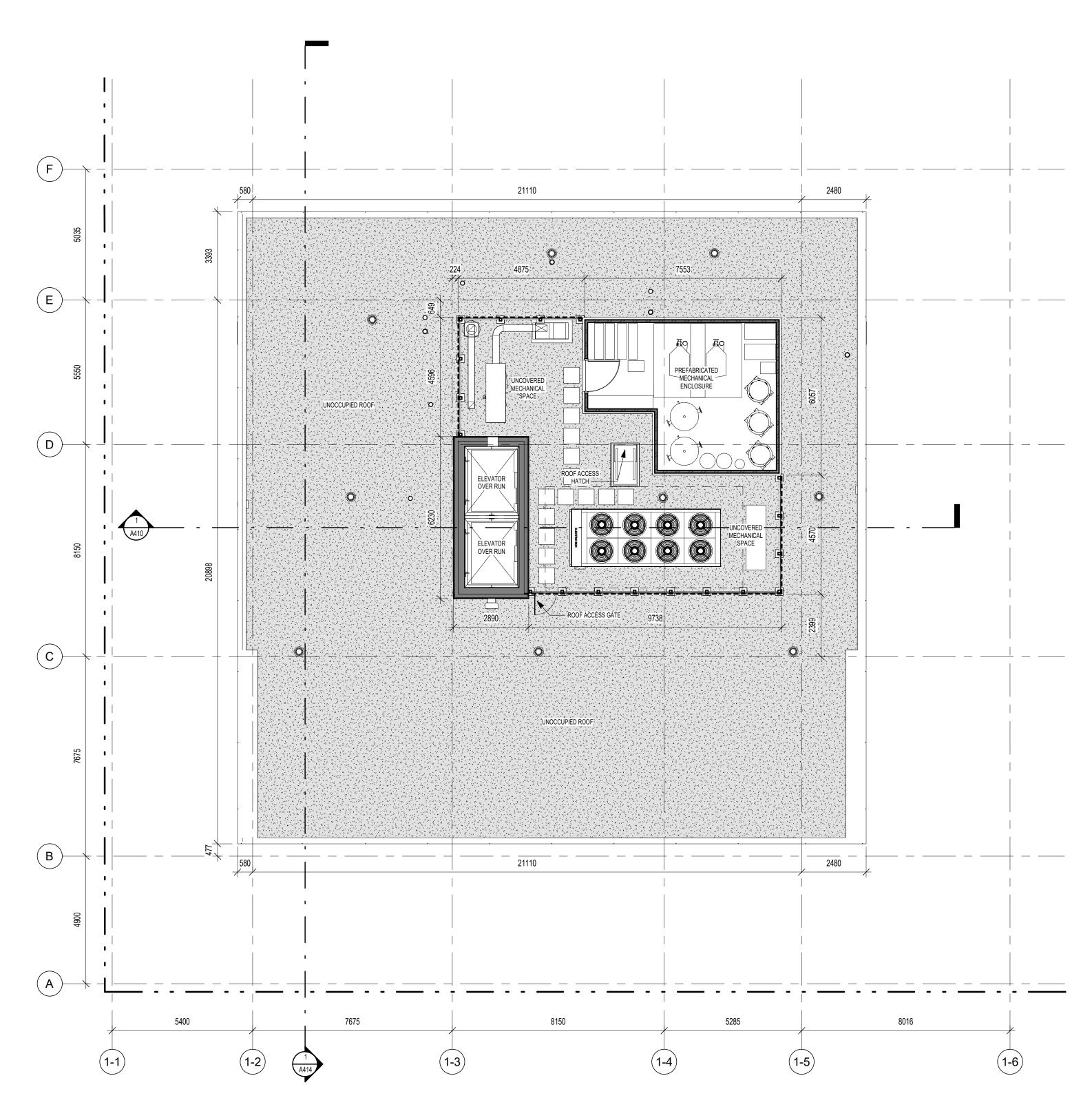
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PROJECT ADDRESS

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

DRAWING TITLE			PROJECT NUMBER
TOWER - LEY			18-13
7-11 & LEVEL 12			DWG. NO.
			A207
DATE SCALE 18.11.20 1:10	. -	DRAWN Author	CHECKED Checker



12 STOREY TOWER ROOF 1: 100 PROSCENIUM

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RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

SURVEYOR

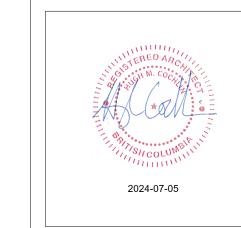
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.13
Х	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
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J	ISSUED FOR RZ & DP AMENDMENT	2021.05.14
ı	ISSUED FOR DRAFT RZ & DP AMENDMENT	2021.04.16
Н	ISSUED FOR RZ & DP REVISED SUBMISSION	2020.01.23
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D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
В	ISSUED FOR RZ & DP APPLICATION	2018.12.13
l		

NO. DESCRIPTION BY CURRENT REVISION Z



PROJECT ADDRESS

DATE 18.11.20

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

PROJECT

COOK STREET PLAZA

TOWER - ROOF
DECK & MECH
PENTHOUSE

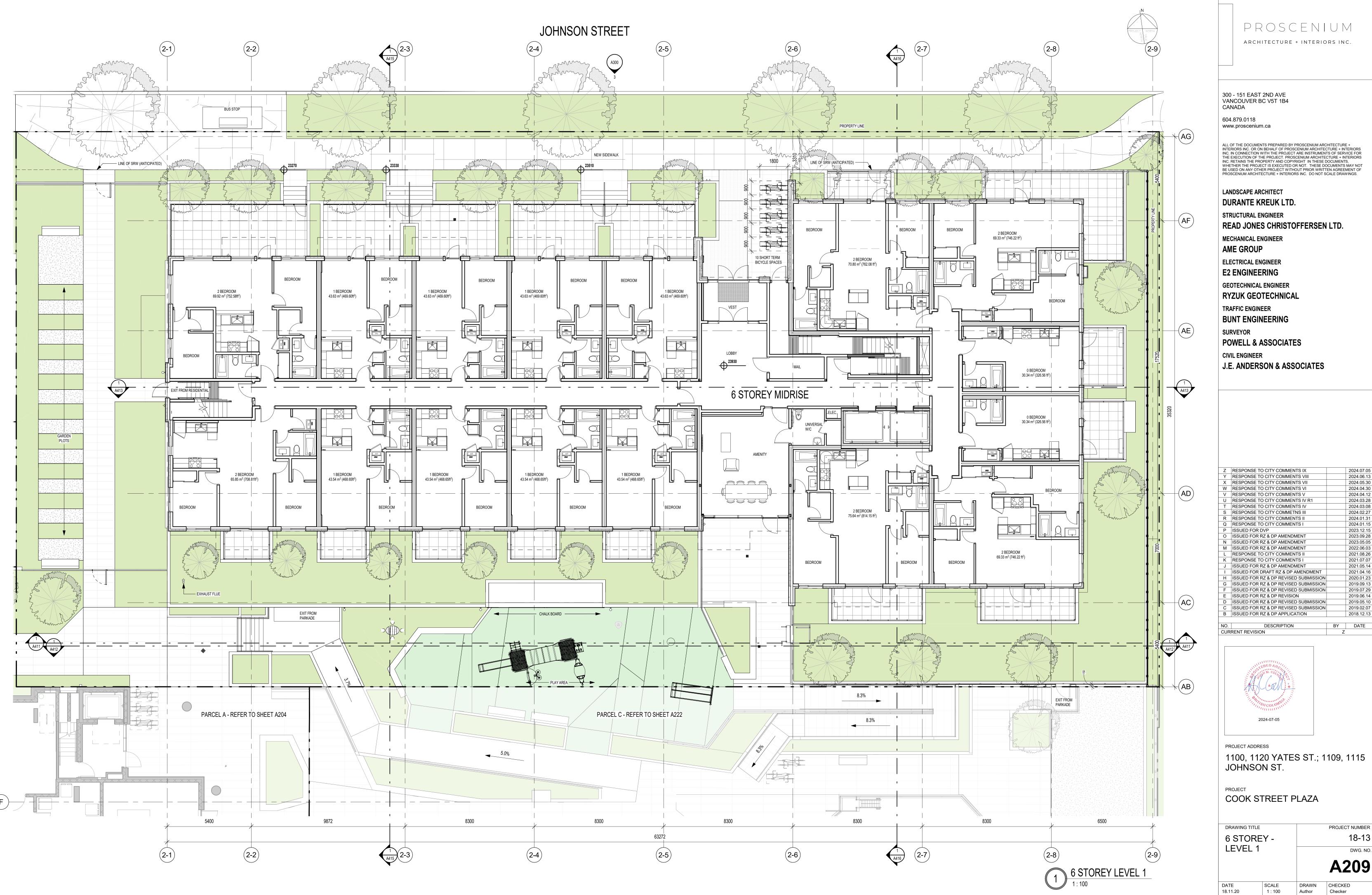
PROJECT NUMBER
18-13
DWG. NO.

A208

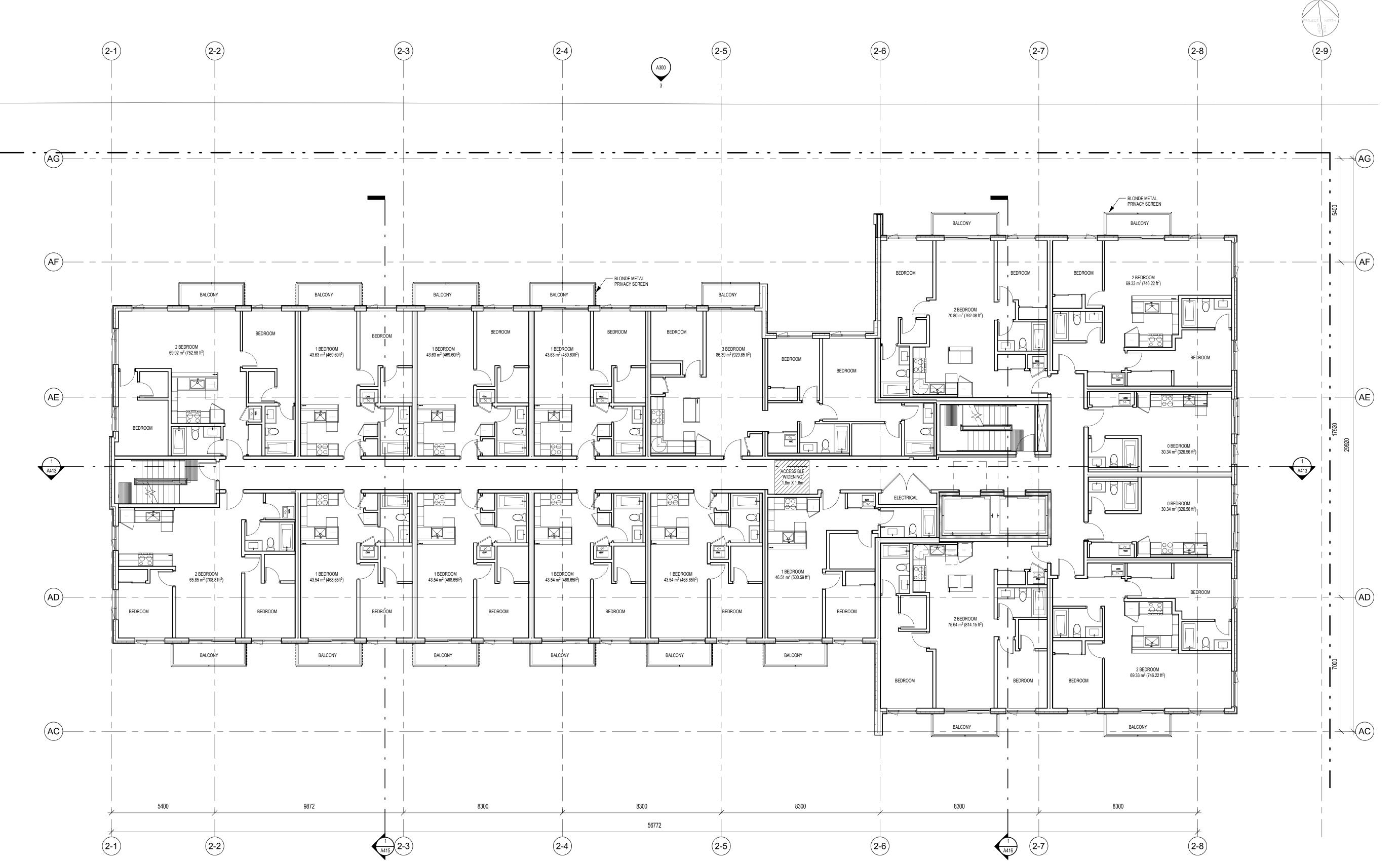
DRAWN Author

CHECKED Checker

SCALE 1:100



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



1 6 STOREY LEVEL 2 TO 3

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AME GROUP

ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL

NIZON GLOTLOTINI

TRAFFIC ENGINEER
BUNT ENGINEERING

ONI ENGINEERIN

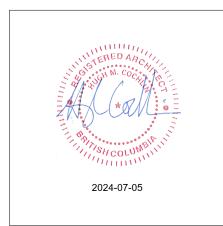
SURVEYOR
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.13
Х	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
Т	RESPONSE TO CITY COMMENTS IV	2024.03.08
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Р	ISSUED FOR DVP	2023.12.15
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L	RESPONSE TO CITY COMMENTS II	2021.08.26
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J	ISSUED FOR RZ & DP AMENDMENT	2021.05.14
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Н	ISSUED FOR RZ & DP REVISED SUBMISSION	2020.01.23
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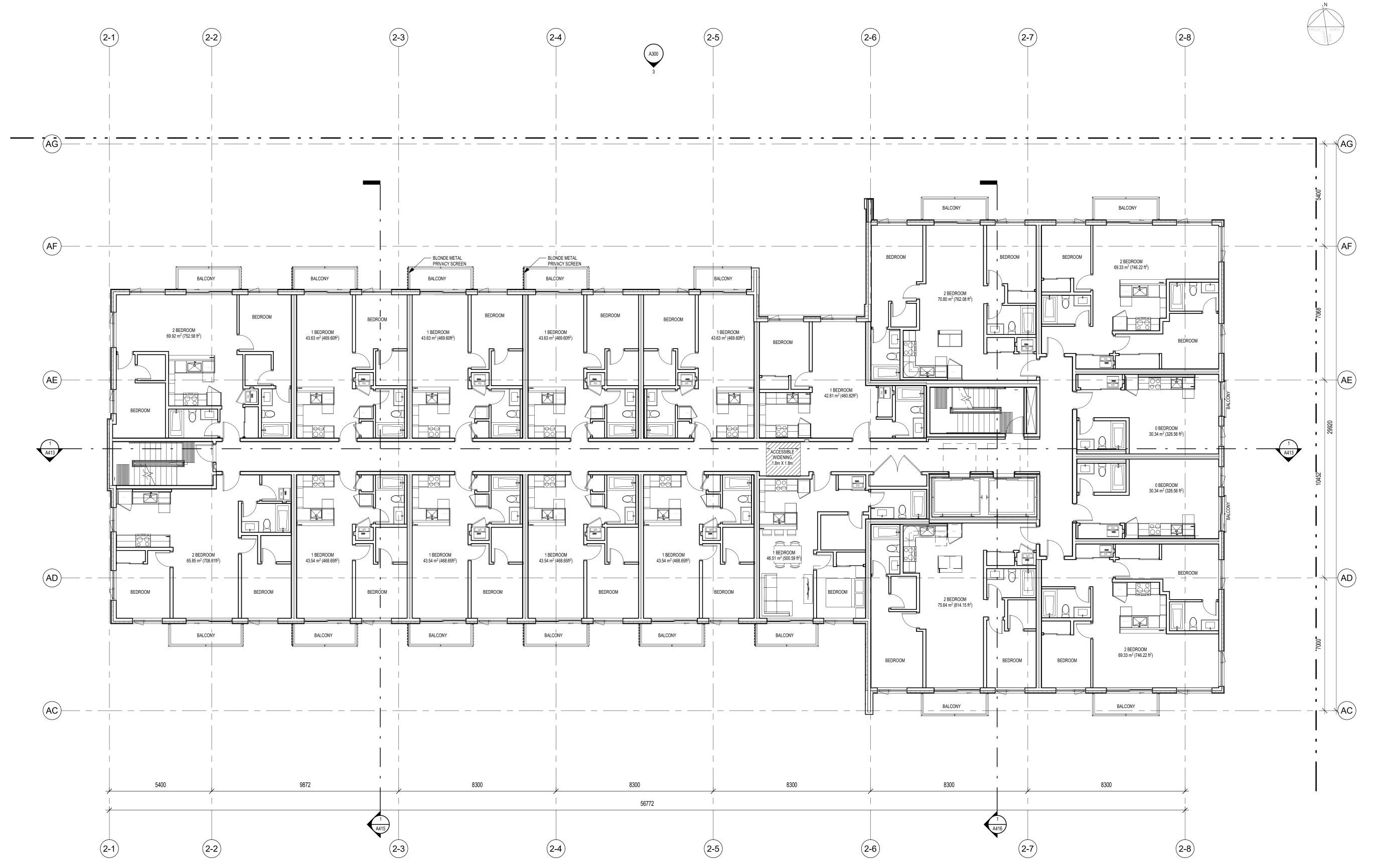
NO. DESCRIPTION
CURRENT REVISION



PROJECT ADDRESS

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

DRAWING TITLE		PROJECT NUMBE		
6 STORE		18		
LEVELS :	2103		DWG. No	
			A210	
DATE 18.11.20	SCALE 1:100	DRAWN Author	CHECKED Checker	



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RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

SURVEYOR
POWELL & ASSOCIATES

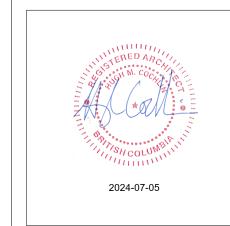
POWLLE & ASSOCIATE

CIVIL ENGINEER

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Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.13
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С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
В	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO. DESCRIPTION
CURRENT REVISION

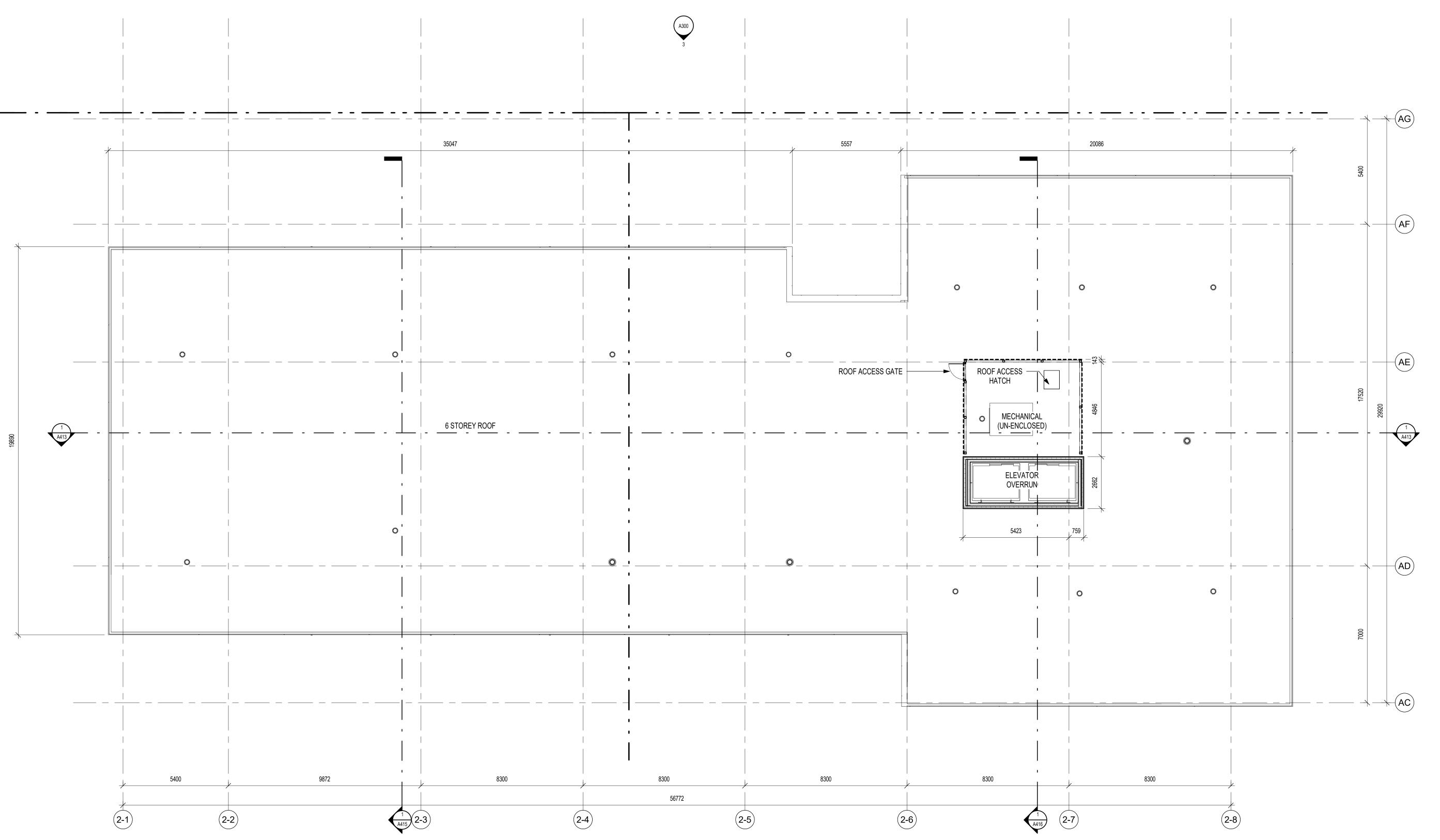


PROJECT ADDRESS

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

PROJECT

DRAWING TITLE		PROJECT NUMBER		
6 STORE		18-13		
LEVELS 4 TO 6			DWG. NO.	
			A211	
DATE 18.11.20	SCALE 1:100	DRAWN Author	CHECKED Checker	





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GEOTECHNICAL ENGINEER

RYZUK GEOTECHNICAL

TRAFFIC ENGINEER
BUNT ENGINEERING

SURVEYOR

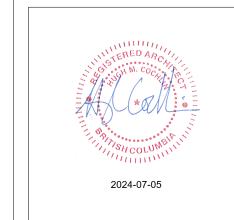
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

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J	ISSUED FOR RZ & DP AMENDMENT		2021.05.14
ı	ISSUED FOR DRAFT RZ & DP AMENDMENT		2021.04.16
Н	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
Ε	ISSUED FOR RZ & DP REVISION		2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.05.10
С	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.02.07
В	ISSUED FOR RZ & DP APPLICATION		2018.12.13
NO	DESCRIPTION	RV	DATE

NO. DESCRIPTION BY DATE OF STREET REVISION Z



PROJECT ADDRESS

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

DRAWING TITLE			PROJECT NUMBER
6 STORE	Υ -	18-13	
ROOF			DWG. NO.
			A212
DATE 18.11.20	SCALE 1:100	DRAWN Author	CHECKED Checker







ARCHITECTURE + INTERIORS INC.

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

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STRUCTURAL ENGINEER

READ JONES CHRISTOFFERSEN LTD.

MECHANICAL ENGINEER

AME GROUP

ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

SURVEYOR

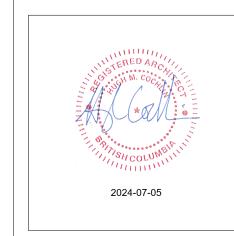
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.13
Χ	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
Т	RESPONSE TO CITY COMMENTS IV	2024.03.08
S	RESPONSE TO CITY COMMETNS III	2024.02.27
R	RESPONSE TO CITY COMMENTS II	2024.01.31
Q	RESPONSE TO CITY COMMENTS I	2024.01.15
Р	ISSUED FOR DVP	2023.12.15
0	ISSUED FOR RZ & DP AMENDMENT	2023.09.28
Ν	ISSUED FOR RZ & DP AMENDMENT	2023.05.05
М	ISSUED FOR RZ & DP AMENDMENT	2022.06.03
L	RESPONSE TO CITY COMMENTS II	2021.08.26
K	RESPONSE TO CITY COMMENTS I	2021.07.07
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D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
В	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO. DESCRIPTION BY DAT CURRENT REVISION Z

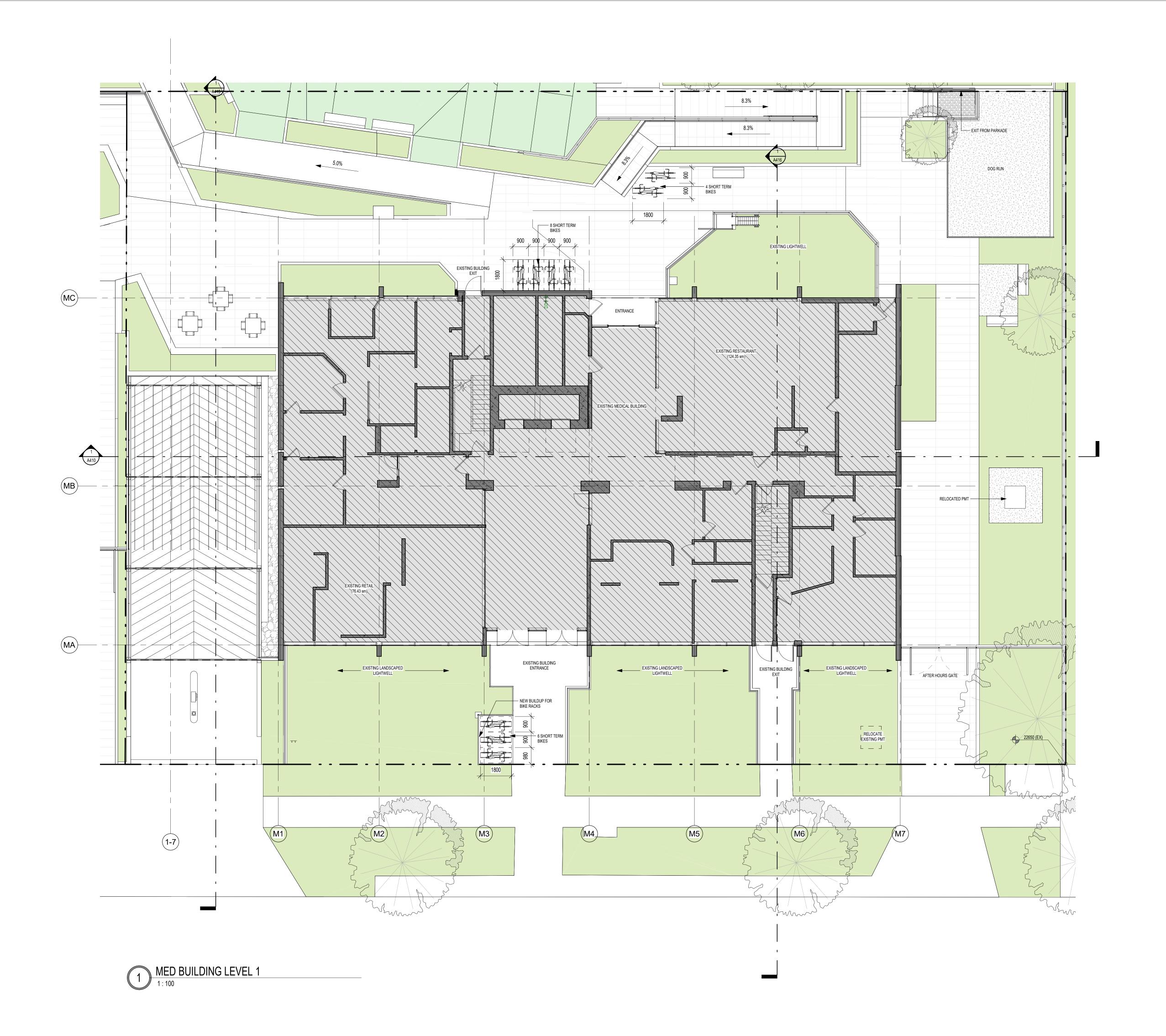


PROJECT ADDRESS

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

PROJECT

MEDICA	MEDICAL OFFICE BASEMENT		PROJECT NUMBER
			A220
DATE 18.11.20	SCALE 1:100	DRAWN Author	CHECKED Checker





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PROJECT NORTH

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AME GROUP

ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

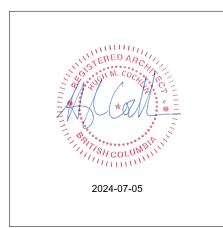
SURVEYOR

POWELL & ASSOCIATES
CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.0
Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.1
Χ	RESPONSE TO CITY COMMENTS VII	2024.05.3
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J	ISSUED FOR RZ & DP AMENDMENT	2021.05.1
I	ISSUED FOR DRAFT RZ & DP AMENDMENT	2021.04.1
Н	ISSUED FOR RZ & DP REVISED SUBMISSION	2020.01.2
G	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.09.1
F	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.07.2
Ε	ISSUED FOR RZ & DP REVISION	2019.06.1
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.1
С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.0
В	ISSUED FOR RZ & DP APPLICATION	2018.12.1

NO. DESCRIPTION
CURRENT REVISION

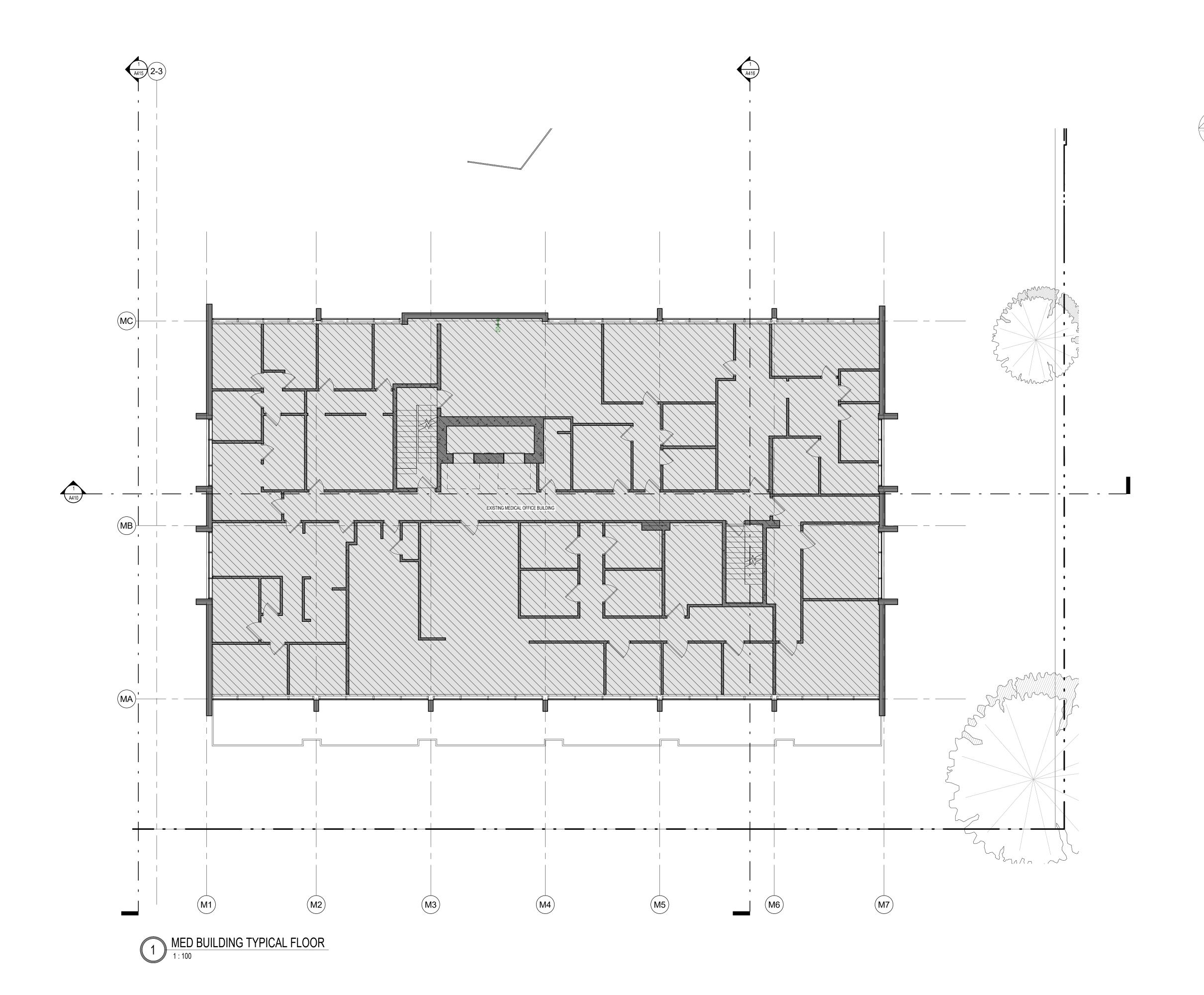


PROJECT ADDRESS

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

PROJECT

MEDICAL OFFICE GROUND LEVEL			PROJECT NUMBER 18-13 DWG. NO A221
DATE	SCALE	DRAWN	CHECKED
18.11.20	1:100	Author	Checker





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AME GROUP

ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

SURVEYOR

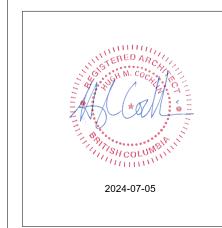
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

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С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.0
В	ISSUED FOR RZ & DP APPLICATION	2018.12.1

NO. DESCRIPTION BY CURRENT REVISION

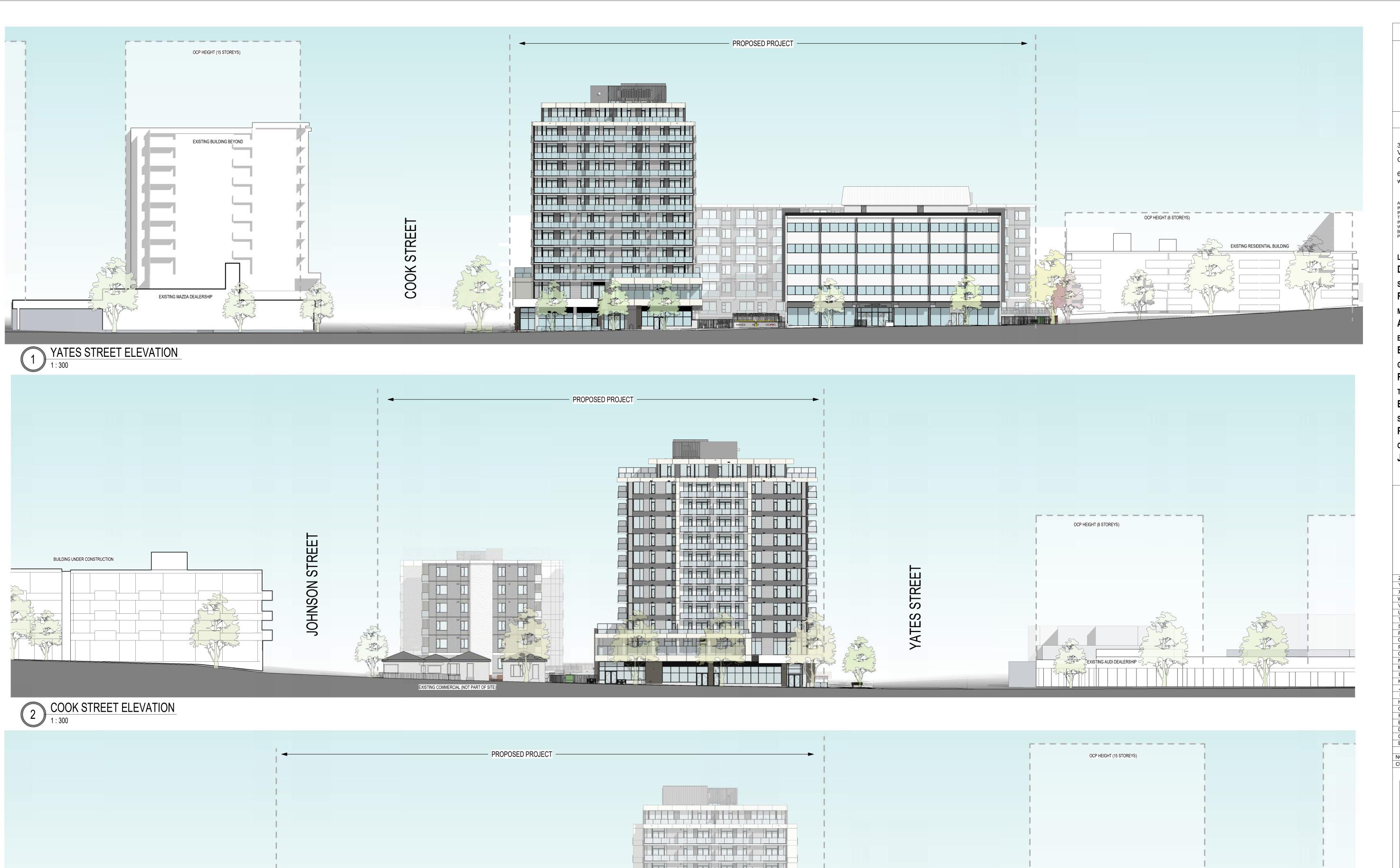


PROJECT ADDRESS

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

PROJECT

MEDICAL OFFICE		PROJECT NUMBER
		18-13
		DWG. NO
LEVEL		A222
SCALE	DRAWN	CHECKED
1:100	Author	Checker
	SCALE	LEVEL SCALE DRAWN



COOK STREET

EXISTING COMMERCIAL (NOT PART OF SITE)

EXISTING MAZDA DEALERSHIP

PROSCENIUM

ARCHITECTURE + INTERIORS INC.

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

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LANDSCAPE ARCHITECT

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READ JONES CHRISTOFFERSEN LTD.

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AME GROUP

ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

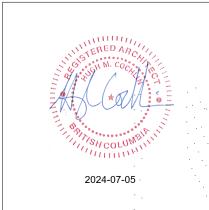
SURVEYOR
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.0
Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.1
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R	RESPONSE TO CITY COMMENTS II	2024.01.3
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Р	ISSUED FOR DVP	2023.12.1
0	ISSUED FOR RZ & DP AMENDMENT	2023.09.2
N	ISSUED FOR RZ & DP AMENDMENT	2023.05.0
М	ISSUED FOR RZ & DP AMENDMENT	2022.06.0
L	RESPONSE TO CITY COMMENTS II	2021.08.2
K	RESPONSE TO CITY COMMENTS I	2021.07.0
J	ISSUED FOR RZ & DP AMENDMENT	. 2021.05.1
ı	ISSUED FOR DRAFT RZ & DP AMENDMENT	2021.04.1
Н	ISSUED FOR RZ & DP REVISED SUBMISSION	2020.01.2
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F	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.07.2
Е	ISSUED FOR RZ & DP REVISION	2019.06.1
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.1
С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.0
В	ISSUED FOR RZ & DP APPLICATION	2018.12.1

CURRENT REVISION



DESCRIPTION

PROJECT ADDRESS

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

PROJECT

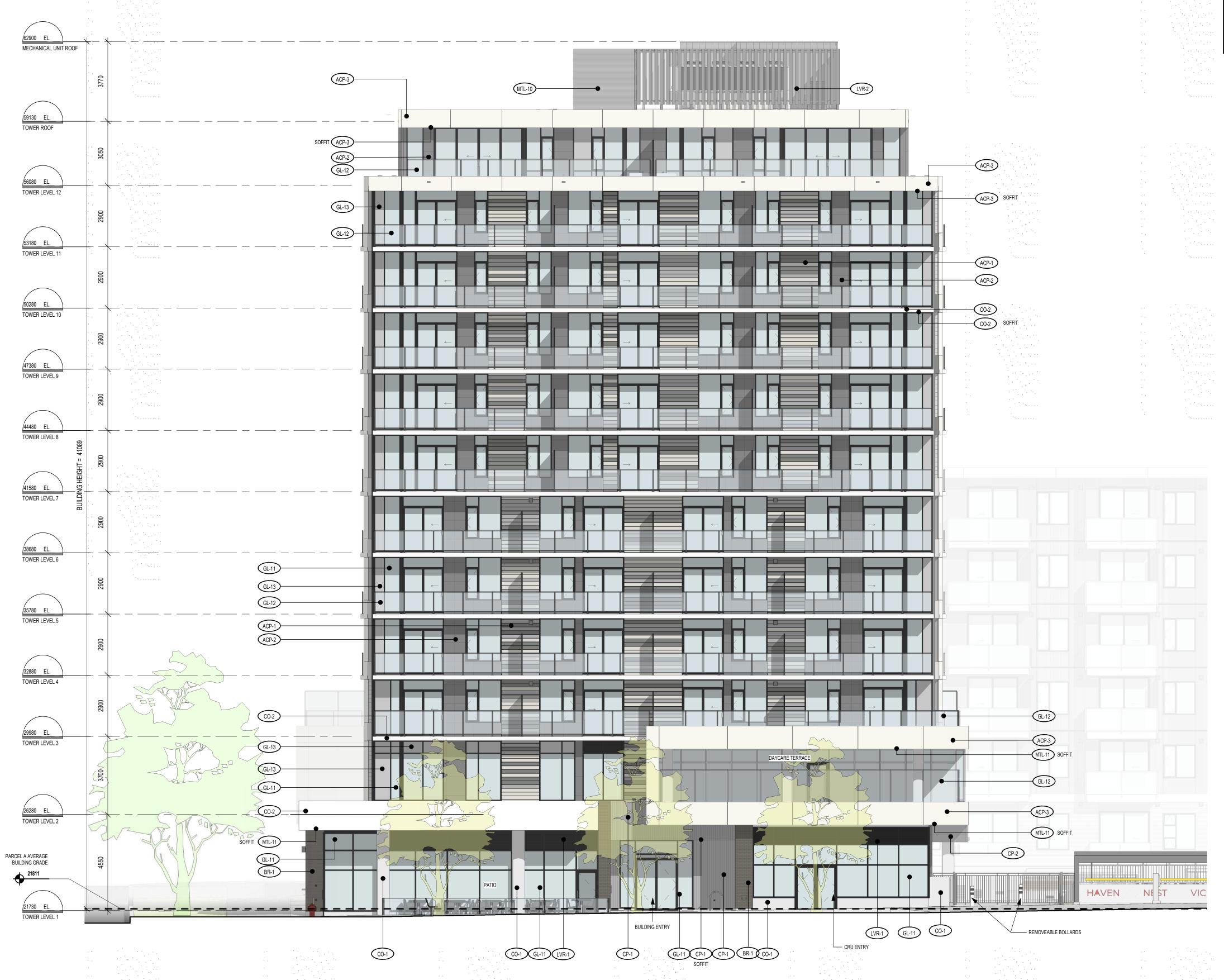
COOK STREET PLAZA

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

JOHNSON STREET ELEVATION
1:300

EXISTING RESIDENTIAL

OCP HEIGHT (6 STOREYS)



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

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ARCHITECTURE + INTERIORS INC.

LANDSCAPE ARCHITECT

DURANTE KREUK LTD.

STRUCTURAL ENGINEER READ JONES CHRISTOFFERSEN LTD.

MECHANICAL ENGINEER

AME GROUP

ELECTRICAL ENGINEER E2 ENGINEERING

GEOTECHNICAL ENGINEER

RYZUK GEOTECHNICAL

TRAFFIC ENGINEER **BUNT ENGINEERING**

SURVEYOR

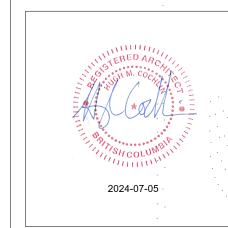
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX		2024.07.05
Υ	RESPONSE TO CITY COMMENTS VIII		2024.06.13
Х	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	٠.	2024.03.28
Т	RESPONSE TO CITY COMMENTS IV		2024.03.08
S	RESPONSE TO CITY COMMETNS III		2024.02.27
R	RESPONSE TO CITY COMMENTS II		2024.01.31
Q	RESPONSE TO CITY COMMENTS I		2024.01.15
Р	ISSUED FOR DVP		2023.12.15
0	ISSUED FOR RZ & DP AMENDMENT		2023.09.28
N	ISSUED FOR RZ & DP AMENDMENT		2023.05.05
М	ISSUED FOR RZ & DP AMENDMENT		2022.06.03
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
Н	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
Е	ISSUED FOR RZ & DP REVISION		2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.05.10
С	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.02.07
В	ISSUED FOR RZ & DP APPLICATION		2018.12.13

CURRENT REVISION



DESCRIPTION

PROJECT ADDRESS

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

PROJECT

		and the second second	
DRAWING TITLE			PROJECT NUMBER
BUILDING			18-13
ELEVATI	ON		DWG. NO.
	 		A305
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)
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BR-1 - BRICK VENEER (DARK)

ARCHITECTURE + INTERIORS INC.

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READ JONES CHRISTOFFERSEN LTD.

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AME GROUP

ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

SURVEYOR

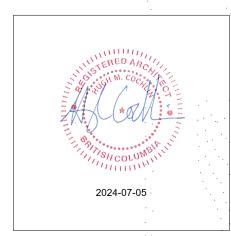
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

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В	ISSUED FOR RZ & DP APPLICATION		2018.12.13
		• .	

CURRENT REVISION



PROJECT ADDRESS

18.11.20

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

PROJECT

COOK STREET PLAZA

BUILDING
ELEVATION

DWG. NO.

A307

DRAWN · · ·

Author

CHECKED

SCALE

1:100



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)

GL-11 - INSULATED GLASS (VISION GLASS - CLEAR)

CP-1 - GROOVED CEMENTITIOUS PANEL (GREY)
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MTL-10 - CORRUGATED METAL CLADDING (MED GREY)
MTL-11 - METAL SOFFIT (WOOD GRAIN, BLONDE)
MTL-12 - METAL SOFFIT (DARK GREY)
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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)

LVR-2 - METAL LOUVERS/MECHANICAL SCREEN (CHARCOAL)

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

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ARCHITECTURE + INTERIORS INC.

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MECHANICAL ENGINEER **AME GROUP**

ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

SURVEYOR

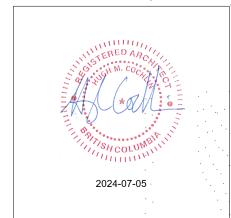
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.13
Χ	RESPONSE TO CITY COMMENTS VII	2024.05.30
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V	RESPONSE TO CITY COMMENTS V	2024.04.12
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Т	RESPONSE TO CITY COMMENTS IV	2024.03.08
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R	RESPONSE TO CITY COMMENTS II	2024.01.31
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М	ISSUED FOR RZ & DP AMENDMENT	2022.06.03
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ı	ISSUED FOR DRAFT RZ & DP AMENDMENT	2021.04.16
Н	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
Е	ISSUED FOR RZ & DP REVISION	2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
В	ISSUED FOR RZ & DP APPLICATION	2018.12.13

CURRENT REVISION



PROJECT ADDRESS

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

DRAWING TITLE	٠.		PROJECT NUMBE
BUILDING ELEVATION			18-1
			DWG. N
	· · . ·		A308
DATE 18.11.20	SCALE 1:100	DRAWN	CHECKED Checker
	BUILDING	BUILDING ELEVATION DATE SCALE	BUILDING ELEVATION DATE SCALE DRAWN



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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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ELECTRICAL ENGINEER

E2 ENGINEERING GEOTECHNICAL ENGINEER

RYZUK GEOTECHNICAL

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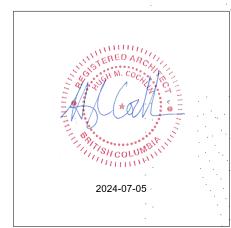
BUNT ENGINEERING

SURVEYOR POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

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В	ISSUED FOR RZ & DP APPLICATION		2018.12.13



PROJECT ADDRESS

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

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



6 STOREY SOUTH
1:100

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RYZUK GEOTECHNICAL

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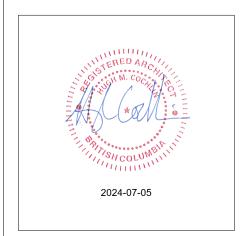
POWELL & ASSOCIATES

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			•
NO.	DESCRIPTION	BY	DATE
CUR	RENT REVISION	Z	

DESCRIPTION CURRENT REVISION



PROJECT ADDRESS

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

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



2 6 STOREY EAST 1:100 PROSCENIUM

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6 STOREY WEST
1:100

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STRUCTURAL ENGINEER

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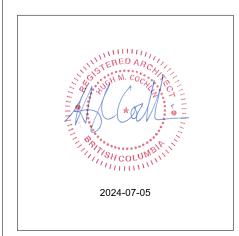
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NO. DESCRIPTION
CURRENT REVISION



PROJECT ADDRESS

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

BUILDING ELEVATION			PROJECT NUMBER	
			18-13	
			DWG. NO	
			A317	
	SCALE	DRAWN	CHECKED	



BR-1 LVR-1

MAIN BUILDING ENTRY

ACP-2 GL-11 MTL-14

CO-2

PARCEL B RESIDENTIAL BUILDING AVERAGE BUILDING GRADE



CO-2

BUS STOP

PROSCENIUM

ARCHITECTURE + INTERIORS INC.

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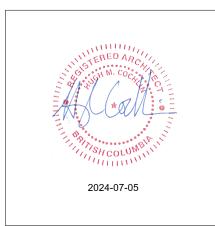
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Z RESPONSE TO CITY COMMENTS IX 2024.07.05 Y RESPONSE TO CITY COMMENTS VIII 2024.06.13 X RESPONSE TO CITY COMMENTS VII 2024.05.30 W RESPONSE TO CITY COMMENTS VI 2024.04.30 V RESPONSE TO CITY COMMENTS IV 2024.03.28 T RESPONSE TO CITY COMMENTS IV 2024.03.28 T RESPONSE TO CITY COMMENTS III 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 II 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 2022.06.03 L RESPONSE TO CITY COMMENTS II 2021.08.26 K RESPONSE TO CITY COMMENTS II 2021.08.26 K RESPONSE TO CITY COMMENTS II 2021.09.14 I ISSUED FOR RZ & DP AMENDMENT 2021.05.14 I ISSUED FOR RZ & DP REVISED SUBMISSION 2019.09.13 F	CLID	DENT DEVICION	7	
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Y RESPONSE TO CITY COMMENTS VIII 2024.06.13 X RESPONSE TO CITY COMMENTS VII 2024.05.30	V			
Y RESPONSE TO CITY COMMENTS VIII 2024.06.13	W	RESPONSE TO CITY COMMENTS VI		2024.04.30
	X			
7 RESPONSE TO CITY COMMENTS IX 2024 07 05				
	Z	RESPONSE TO CITY COMMENTS IX		2024.07.05

NO. DE CURRENT REVISION

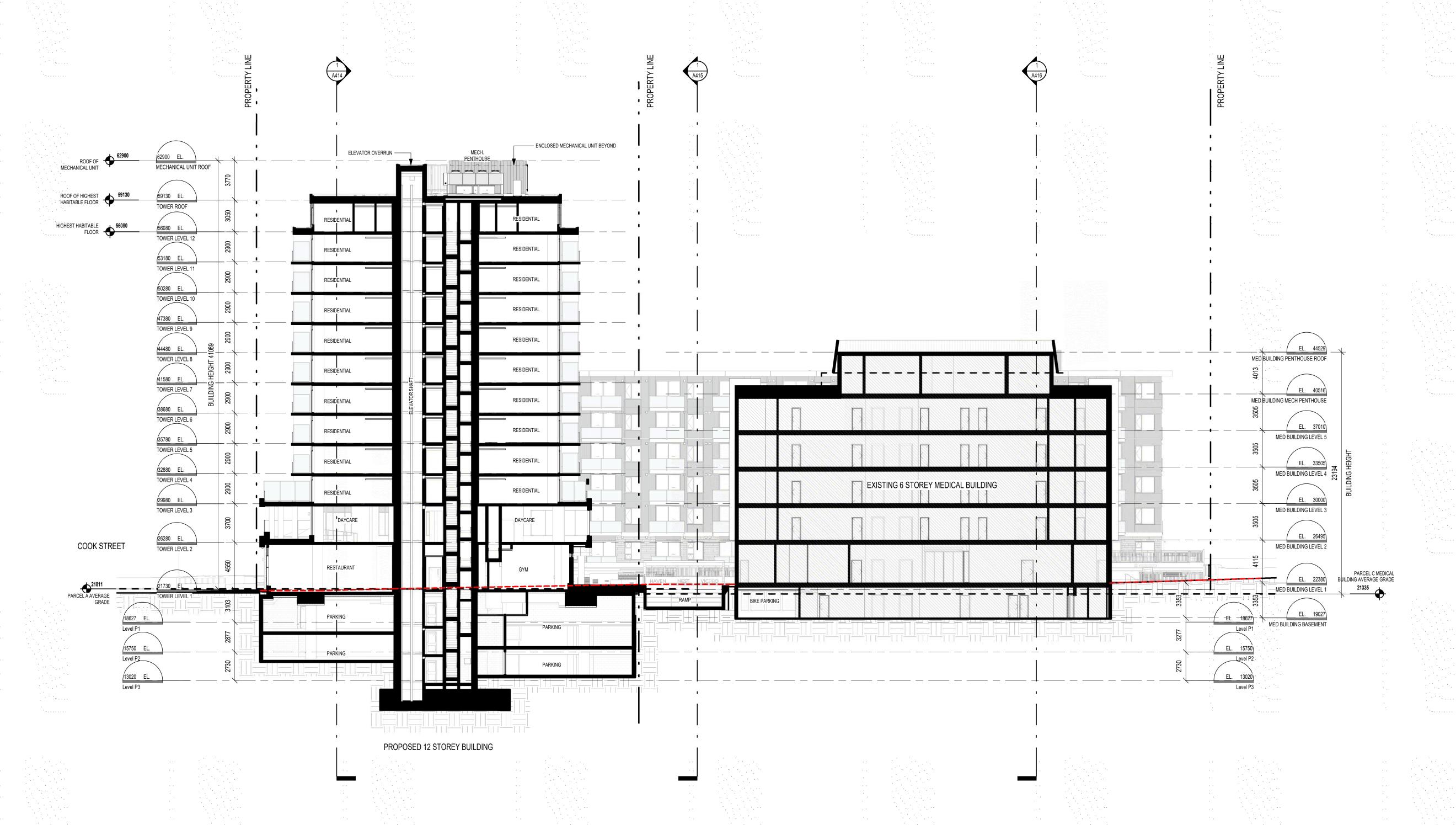


PROJECT ADDRESS

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

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

EXISTING NATURAL GRADE **— — — —** CALCULATED GRADE



ARCHITECTURE + INTERIORS INC.

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E2 ENGINEERING

GEOTECHNICAL ENGINEER

RYZUK GEOTECHNICAL

TRAFFIC ENGINEER **BUNT ENGINEERING**

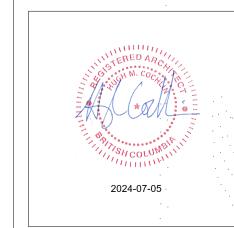
SURVEYOR

POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.13
Χ	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
Т	RESPONSE TO CITY COMMENTS IV	2024.03.08
S	RESPONSE TO CITY COMMETNS III	2024.02.27
R	RESPONSE TO CITY COMMENTS II	2024.01.31
Q	RESPONSE TO CITY COMMENTS I	2024.01.15
Р	ISSUED FOR DVP	2023.12.15
0	ISSUED FOR RZ & DP AMENDMENT	2023.09.28
Ν	ISSUED FOR RZ & DP AMENDMENT	2023.05.05
М	ISSUED FOR RZ & DP AMENDMENT	2022.06.03
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
Н	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
Е	ISSUED FOR RZ & DP REVISION	2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
В	ISSUED FOR RZ & DP APPLICATION	2018.12.13
NO.	DESCRIPTION BY	DATE



PROJECT ADDRESS

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

PROJECT

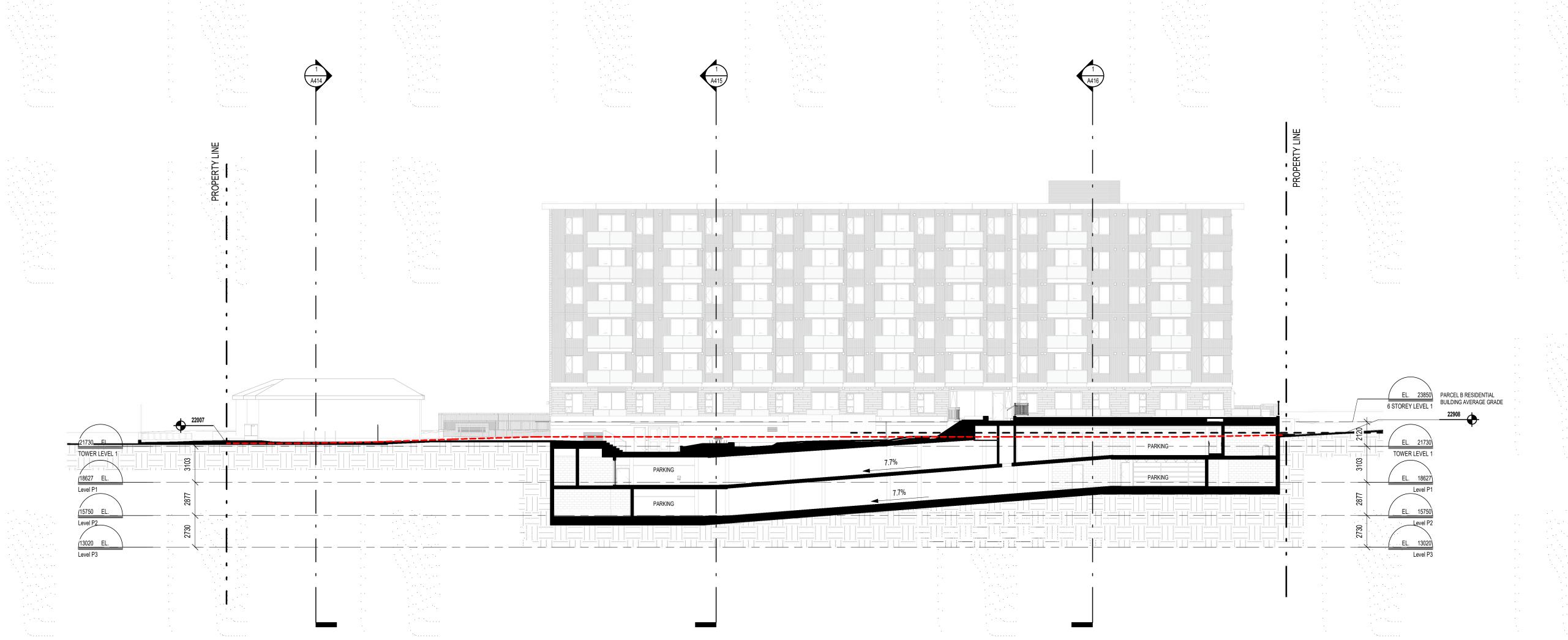
COOK STREET PLAZA

DRAWING TITLE	PROJECT NUMB
OVERALL SITE	18-1
SECTIONS	DWG.
· · · · · · · · · · · · · · · · · · ·	A410
	* ***

DRAWN CHECKED As indicated SD 18.11.20

EXISTING NATURAL GRADE

CALCULATED GRADE



SITE SECTION 2 LOOKING NORTH
1:200

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GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL

12UK GEUTEUNIUA

TRAFFIC ENGINEER

BUNT ENGINEERING

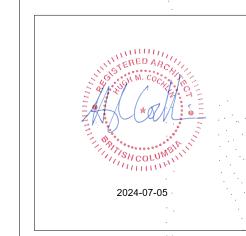
SURVEYOR

POWELL & ASSOCIATES
CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.13
Х	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	2024.03.2
Т	RESPONSE TO CITY COMMENTS IV	2024.03.0
S	RESPONSE TO CITY COMMETNS III	2024.02.2
R	RESPONSE TO CITY COMMENTS II	2024.01.3
Q	RESPONSE TO CITY COMMENTS I	2024.01.1
Р	ISSUED FOR DVP	2023.12.1
0	ISSUED FOR RZ & DP AMENDMENT	2023.09.2
N	ISSUED FOR RZ & DP AMENDMENT	2023.05.0
М	ISSUED FOR RZ & DP AMENDMENT	2022.06.0
L	RESPONSE TO CITY COMMENTS II	2021.08.2
K	RESPONSE TO CITY COMMENTS I	2021.07.0
J	ISSUED FOR RZ & DP AMENDMENT	2021.05.1
I	ISSUED FOR DRAFT RZ & DP AMENDMENT	2021.04.1
Н	ISSUED FOR RZ & DP REVISED SUBMISSION	2020.01.2
G	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.09.1
F	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.07.2
Е	ISSUED FOR RZ & DP REVISION	2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.0
В	ISSUED FOR RZ & DP APPLICATION	2018.12.1

NO. DESCRIPTION BY



PROJECT ADDRESS

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

COOK STREET PLAZA

OVERALL SITE SECTIONS

DWG. NO.

DRAWING TITLE PROJECT NUMBER

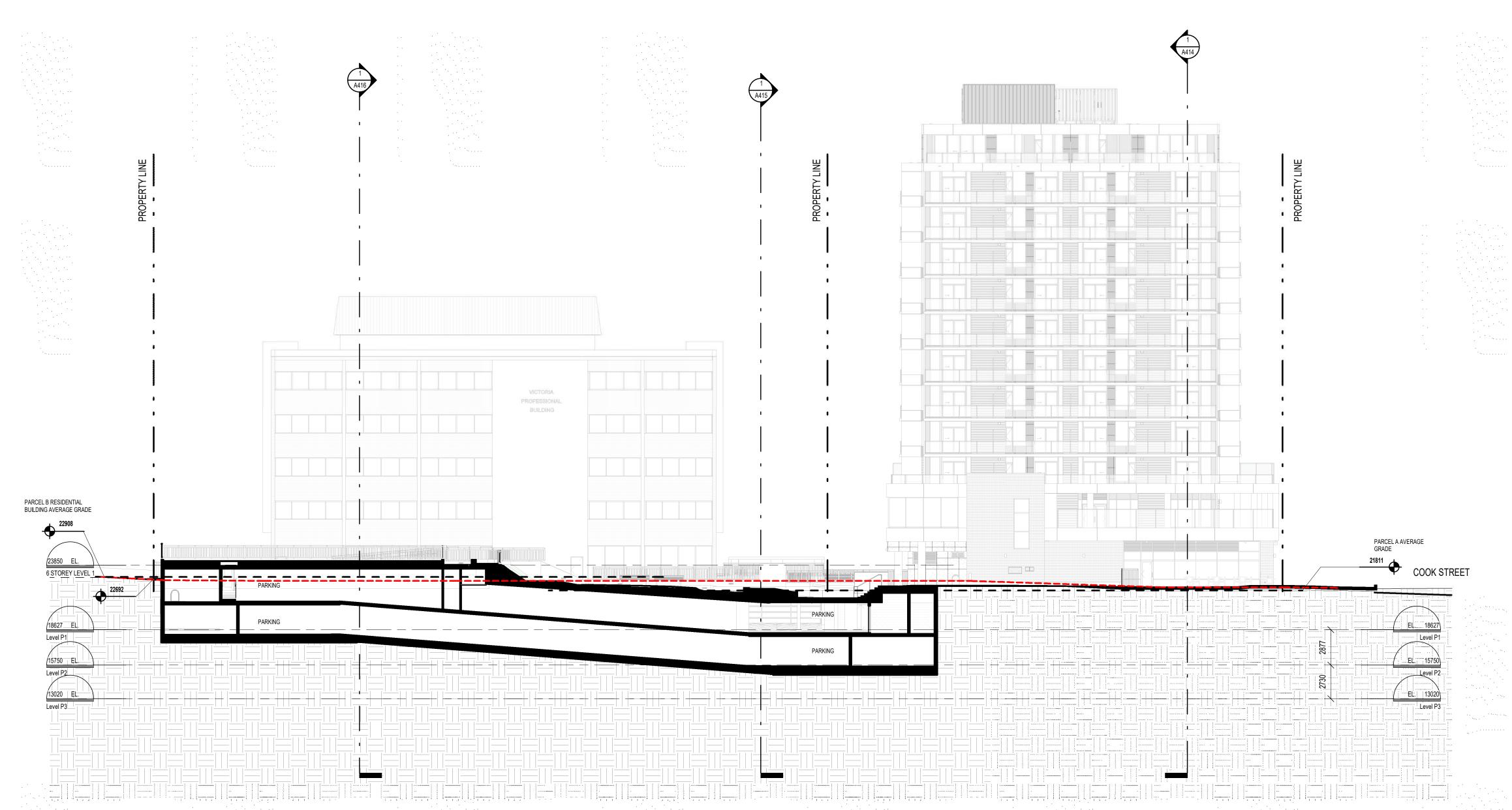
18-13

DWG. NO.

A411

DATE SCALE DRAWN CHECKED
18.11.20 As indicated SD PC





SITE SECTION 3 LOOKING SOUTH

1:200

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GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL

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TRAFFIC ENGINEER

BUNT ENGINEERING

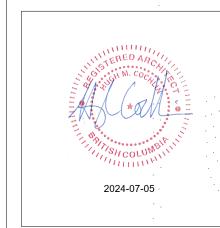
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CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.13
Х	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
Т	RESPONSE TO CITY COMMENTS IV	2024.03.08
S	RESPONSE TO CITY COMMETNS III	2024.02.27
R	RESPONSE TO CITY COMMENTS II	2024.01.31
Q	RESPONSE TO CITY COMMENTS I	2024.01.15
Р	ISSUED FOR DVP	2023.12.15
0	ISSUED FOR RZ & DP AMENDMENT	2023.09.28
N	ISSUED FOR RZ & DP AMENDMENT	2023.05.05
М	ISSUED FOR RZ & DP AMENDMENT	2022.06.03
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
Н	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
Ε	ISSUED FOR RZ & DP REVISION	2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
В	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO. DESCRIPTION CURRENT REVISION



PROJECT ADDRESS

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

PROJECT

COOK STREET PLAZA

OVERALL SITE SECTIONS

A412

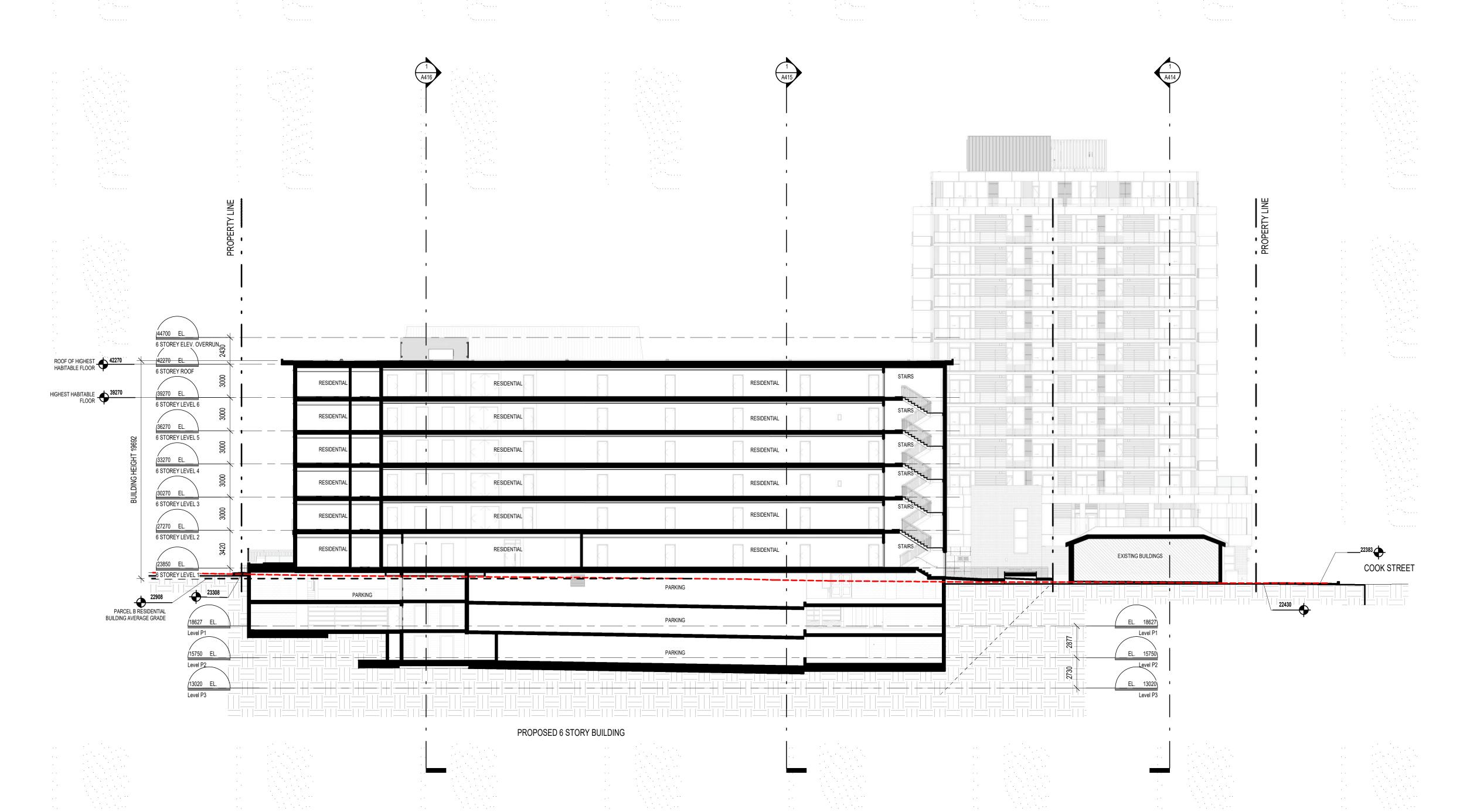
PROJECT NUMBER

18-13

DATE SCALE DRAWN CHECKED PC

EXISTING NATURAL GRADE

CALCULATED GRADE





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READ JONES CHRISTOFFERSEN LTD.

MECHANICAL ENGINEER

AME GROUP

ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER

RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

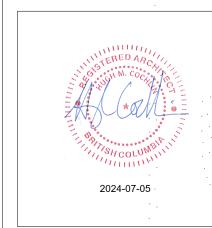
BUNT ENGINEERING

SURVEYOR

POWELL & ASSOCIATES
CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX		2024.07.0
Υ	RESPONSE TO CITY COMMENTS VIII	•	2024.06.1
Χ	RESPONSE TO CITY COMMENTS VII		2024.05.3
W	RESPONSE TO CITY COMMENTS VI		2024.04.3
V	RESPONSE TO CITY COMMENTS V		2024.04.1
U	RESPONSE TO CITY COMMENTS IV R1	٠.	2024.03.2
Т	RESPONSE TO CITY COMMENTS IV	٠.	2024.03.0
S	RESPONSE TO CITY COMMETNS III		2024.02.2
R	RESPONSE TO CITY COMMENTS II		2024.01.3
Q	RESPONSE TO CITY COMMENTS I		2024.01.1
Р	ISSUED FOR DVP		2023.12.1
0	ISSUED FOR RZ & DP AMENDMENT		2023.09.2
N	ISSUED FOR RZ & DP AMENDMENT		2023.05.0
М	ISSUED FOR RZ & DP AMENDMENT		2022.06.0
L	RESPONSE TO CITY COMMENTS II		2021.08.2
K	RESPONSE TO CITY COMMENTS I		2021.07.0
J	ISSUED FOR RZ & DP AMENDMENT		2021.05.1
- 1	ISSUED FOR DRAFT RZ & DP AMENDMENT		2021.04.1
Н	ISSUED FOR RZ & DP REVISED SUBMISSION		2020.01.2
G	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.09.1
F	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.07.2
Е	ISSUED FOR RZ & DP REVISION	•	2019.06.1
D	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.05.1
С	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.02.0
В	ISSUED FOR RZ & DP APPLICATION		2018.12.1
		٠	
NO.	DESCRIPTION	BY	DATE



PROJECT ADDRESS

CURRENT REVISION

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

PROJECT

COOK STREET PLAZA

DRAWING TITLE

OVERALL SITE
SECTIONS

PROJECT NUMBER

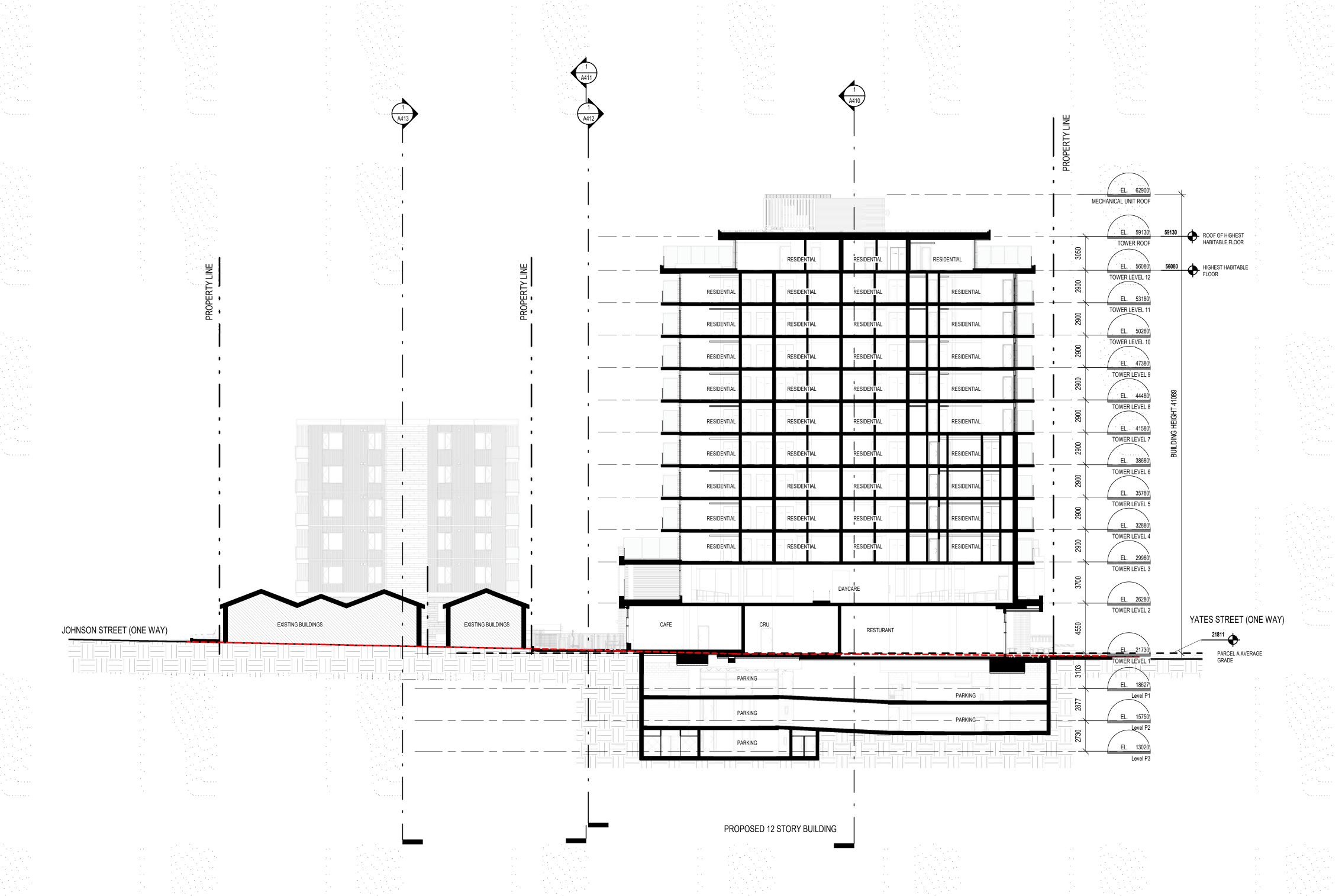
18-13

DWG. NO.

A413

DRAWN CHECKED

DATE SCALE DRAWN CHECKED
18.11.20 As indicated SD PC



SITE SECTION 5 LOOKING EAST
1:200

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AME GROUP

ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER

RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

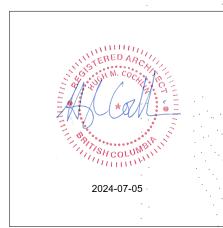
SURVEYOR
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

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С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
В	ISSUED FOR RZ & DP APPLICATION	2018.12.13

CURRENT REVISION



PROJECT ADDRESS

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

PROJECT

COOK STREET PLAZA

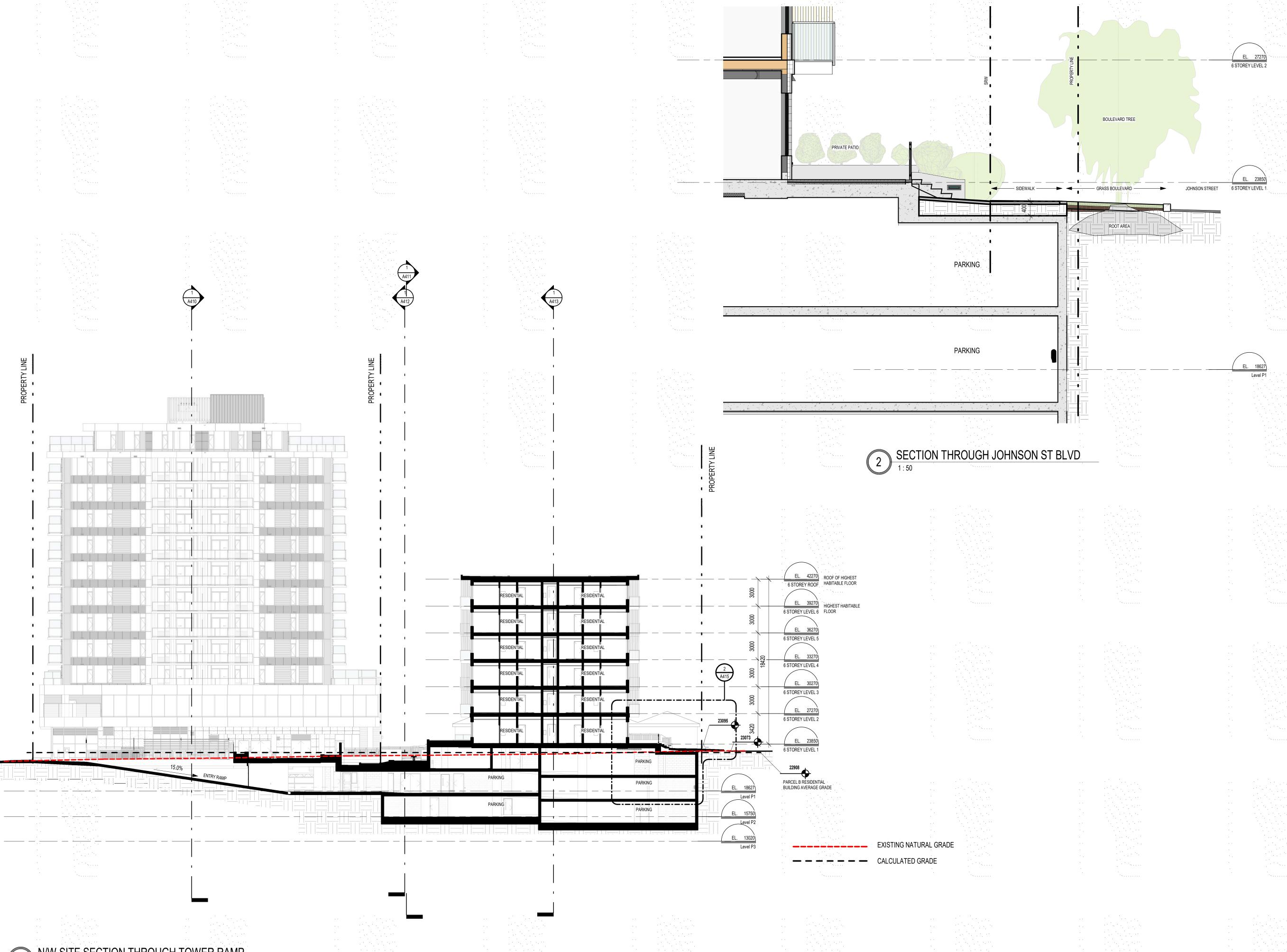
DRAWING TITLE PROJECT NUMBER

OVERALL SITE 18-13

SECTIONS DWG. NO.

A414

DATE SCALE DRAWN CHECKED PC



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ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

SURVEYOR

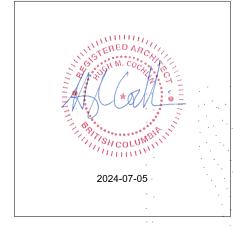
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

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С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
В	ISSUED FOR RZ & DP APPLICATION	2018.12.13
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CURRENT REVISION



PROJECT ADDRESS

18.11.20

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

PROJECT

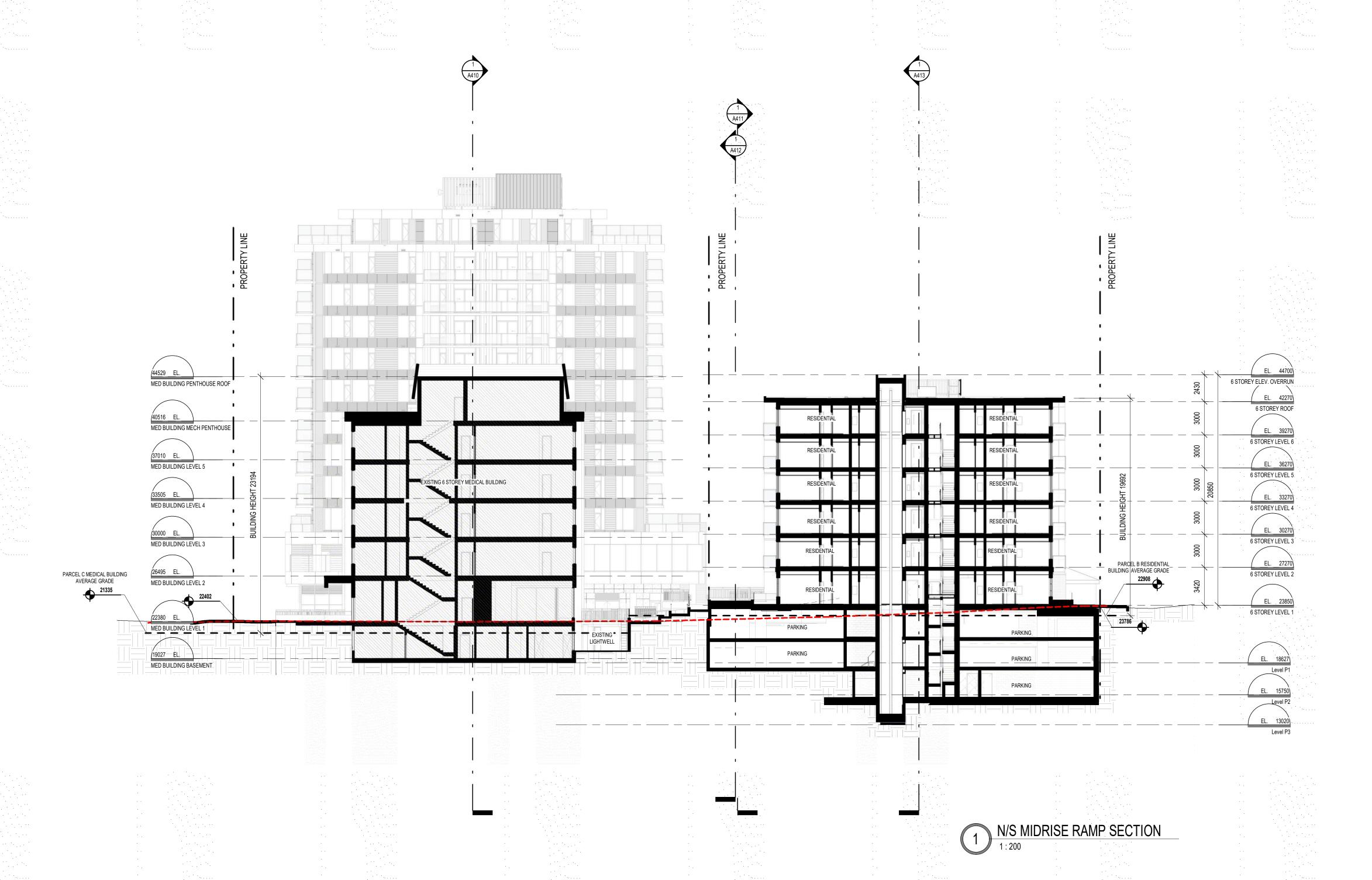
COOK STREET PLAZA

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	DRAWING TITLE	PROJECT NUMBER
	OVERALL SITE	18-13
	SECTIONS	DWG. NO
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As indicated SD

DRAWN ····· CHECKED

EXISTING NATURAL GRADE



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AME GROUP

ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER
RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

SURVEYOR

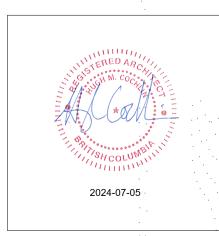
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX		2024.07.05
Υ	RESPONSE TO CITY COMMENTS VIII	•	2024.06.13
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U	RESPONSE TO CITY COMMENTS IV R1	* .	2024.03.28
Т	RESPONSE TO CITY COMMENTS IV	٠.	2024.03.08
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С	ISSUED FOR RZ & DP REVISED SUBMISSION		2019.02.07
В	ISSUED FOR RZ & DP APPLICATION		2018.12.13
		٠.	
NO.	DESCRIPTION	. BY	DATE

CURRENT REVISION



PROJECT ADDRESS

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

PROJECT

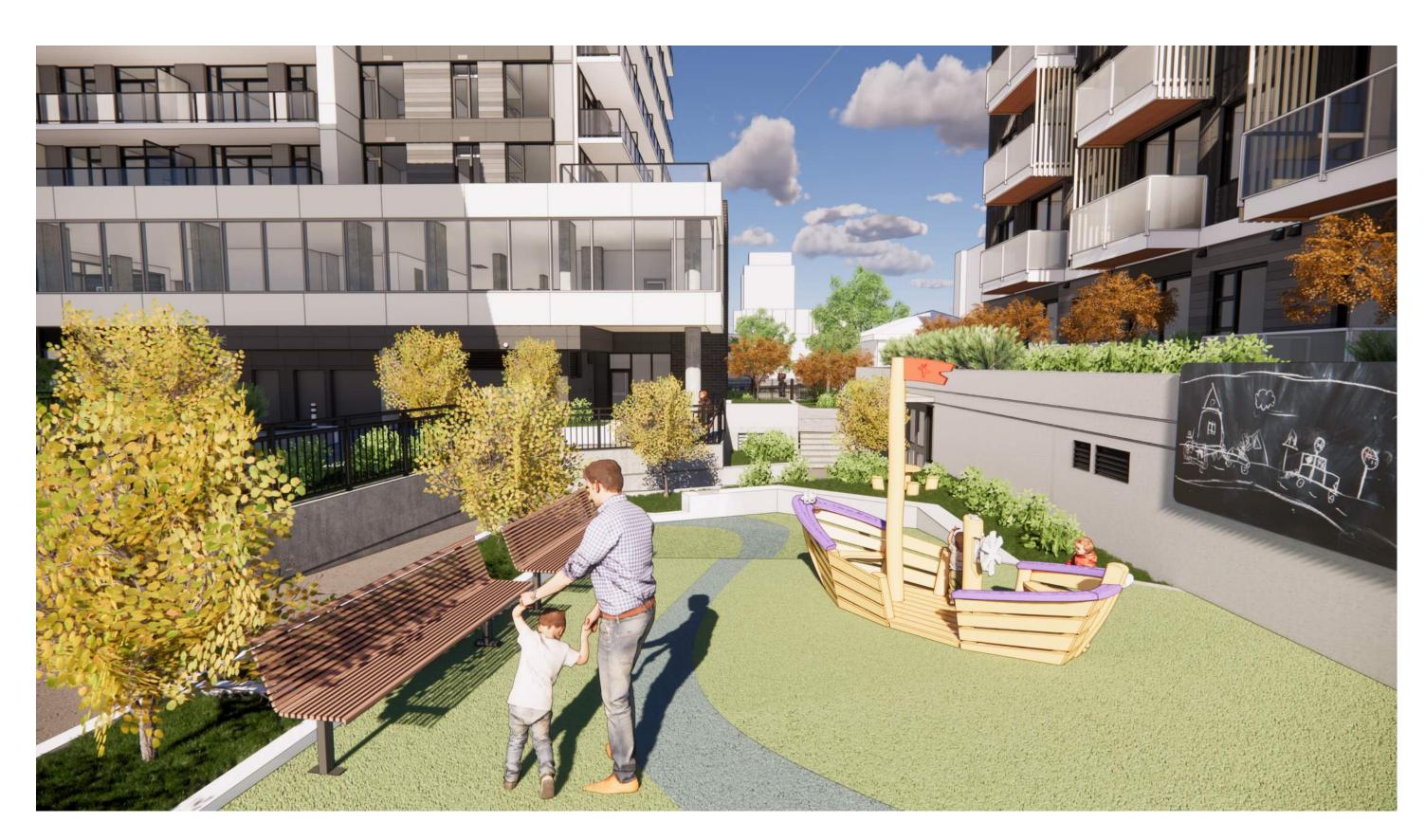
COOK STREET PLAZA

OVERALL SITE SECTIONS

A416

PROJECT NUMBER

DATE SCALE DRAWN CHECKED 18.11.20 As indicated SD PC



VIEW LOOKING WEST IN MEWS



AERIAL VIEW LOOKING WEST IN MEWS



VIEW LOOKING NORTH EAST IN MEWS



VIEW LOOKING NORTH WEST FROM MEDICAL BUILDING BACK ENTRANCE

ARCHITECTURE + INTERIORS INC.

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STRUCTURAL ENGINEER
READ JONES CHRISTOFFERSEN LTD.

MECHANICAL ENGINEER

AME GROUP

ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER

RYZUK GEOTECHNICAL

TRAFFIC ENGINEER

BUNT ENGINEERING

SURVEYOR

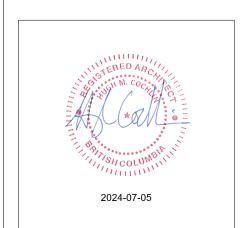
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

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С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
В	ISSUED FOR RZ & DP APPLICATION	2018.12.13

NO. DESCRIPTION
CURRENT REVISION



PROJECT ADDRESS

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

DRAWING TITLE			PROJECT NUMBER
3D VIEW	'S		18-13
			DWG. NO.
			A501
DATE 18 11 20	SCALE	DRAWN	CHECKED



AERIAL VIEW LOOKING NORTH-WEST



AERIAL VIEW LOOKING SOUTH-WEST

ARCHITECTURE + INTERIORS INC.

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ELECTRICAL ENGINEER

E2 ENGINEERING

GEOTECHNICAL ENGINEER RYZUK GEOTECHNICAL

TRAFFIC ENGINEER **BUNT ENGINEERING**

SURVEYOR

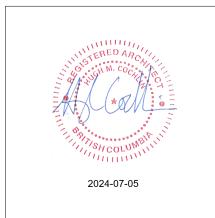
POWELL & ASSOCIATES

CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z RESPONSE TO CITY COMMENTS IX

Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.13
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В	ISSUED FOR RZ & DP APPLICATION	2018.12.13



PROJECT ADDRESS

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

3D CONTEXT VIEWS			PROJECT NUMB	ER
			18-1	13
			DWG.	NO.
			A502	2
DATE 18.11.20	SCALE	DRAWN Author	CHECKED Checker	



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

ARCHITECTURE + INTERIORS INC.

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READ JONES CHRISTOFFERSEN LTD.

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AME GROUP

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RYZUK GEOTECHNICAL

KIZOK GLOTLOTINIC

TRAFFIC ENGINEER
BUNT ENGINEERING

DOM LINGIMELIMING

SURVEYOR

POWELL & ASSOCIATES

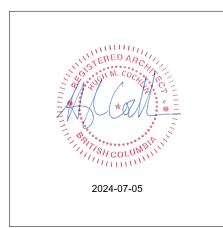
CIVIL ENGINEER

J.E. ANDERSON & ASSOCIATES

Z	RESPONSE TO CITY COMMENTS IX	2024.07.05
Υ	RESPONSE TO CITY COMMENTS VIII	2024.06.13
Х	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
Т	RESPONSE TO CITY COMMENTS IV	2024.03.08
S	RESPONSE TO CITY COMMETNS III	2024.02.27
R	RESPONSE TO CITY COMMENTS II	2024.01.31
Q	RESPONSE TO CITY COMMENTS I	2024.01.15
Р	ISSUED FOR DVP	2023.12.15
0	ISSUED FOR RZ & DP AMENDMENT	2023.09.28
N	ISSUED FOR RZ & DP AMENDMENT	2023.05.05
М	ISSUED FOR RZ & DP AMENDMENT	2022.06.03
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
ı	ISSUED FOR DRAFT RZ & DP AMENDMENT	2021.04.16
Н	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
Е	ISSUED FOR RZ & DP REVISION	2019.06.14
D	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.05.10
С	ISSUED FOR RZ & DP REVISED SUBMISSION	2019.02.07
В	ISSUED FOR RZ & DP APPLICATION	2018.12.13
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 NO.
 DESCRIPTION
 BY

 CURRENT REVISION
 Z



PROJECT ADDRESS

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

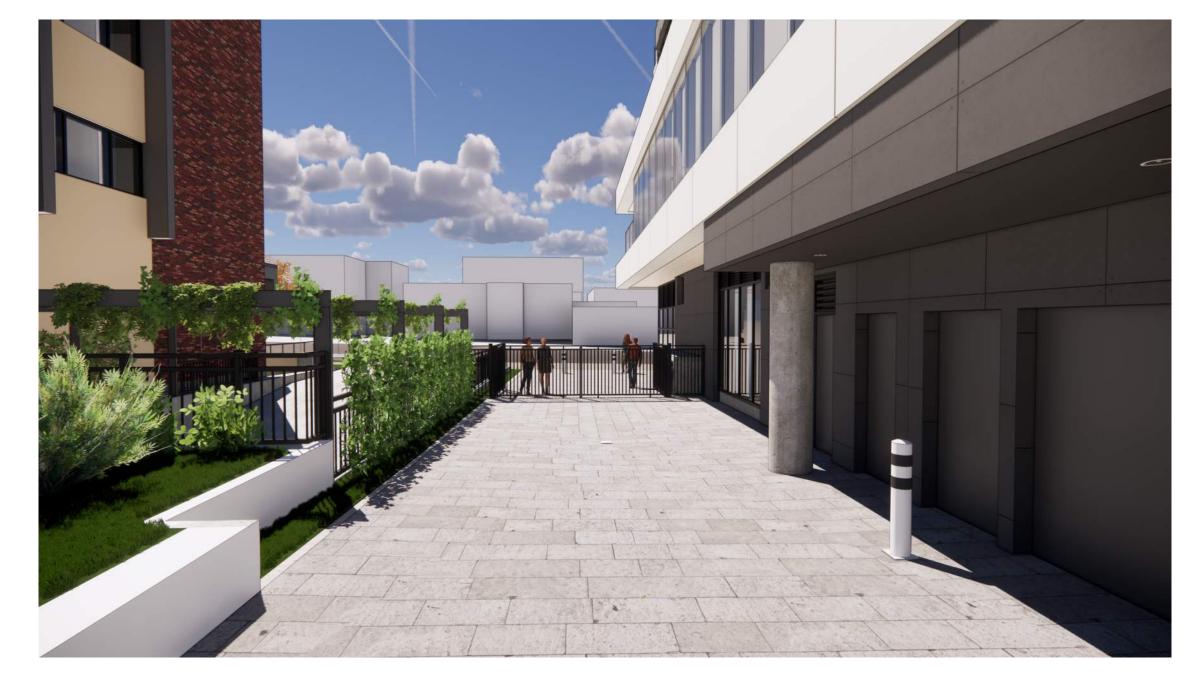
DRAWING TITLE			PROJECT NUMBE
STREET	VIEW		18-1
ALONG			DWG. N
JOHNSO STREET	N		A503
DATE	SCALE	DRAWN	CHECKED
18.11.20		Author	Checker



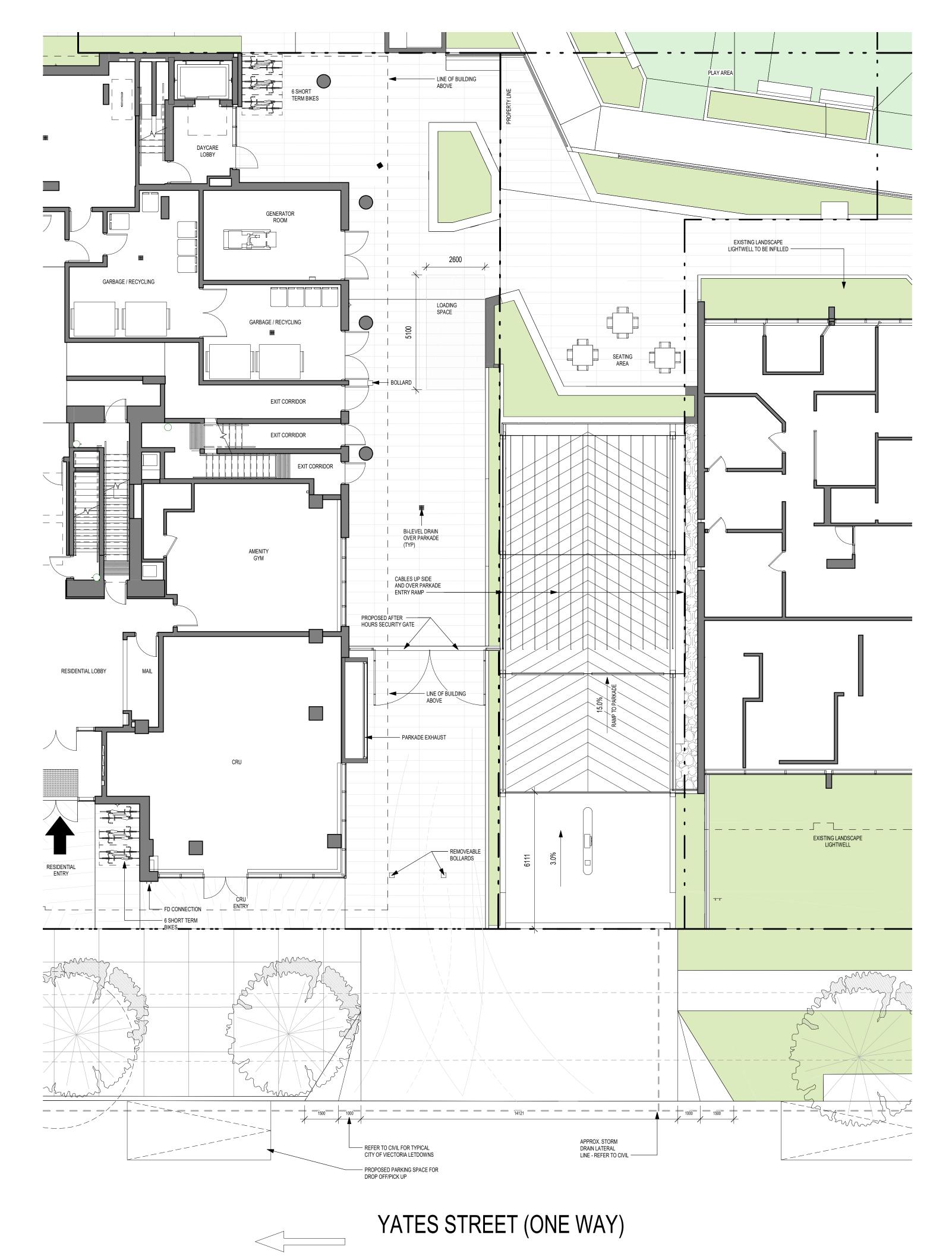
PARKING ENTRANCE - LOOKING NORTH



PARKING ENTRANCE - LOOKING SOUTH FROM SEATING AREA



PARKING ENTRANCE - LOOKING SOUTH



ARCHITECTURE + INTERIORS INC.

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

604.879.0118 www.proscenium.ca

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BUNT ENGINEERING

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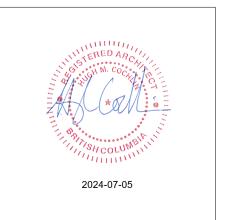
POWELL & ASSOCIATES

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В	ISSUED FOR RZ & DP APPLICATION	2018.12.13

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PROJECT ADDRESS

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

DRAWING TITLE		PROJECT NUMBER
PARKING		18-13
ENTRAN	CE	DWG. NO.
		A504





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

ARCHITECTURE + INTERIORS INC.

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

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RYZUK GEOTECHNICAL

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BUNT ENGINEERING

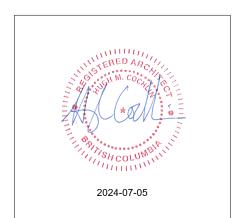
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NO. DE CURRENT REVISION



PROJECT ADDRESS

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

PROJECT NUMBE			DRAWING TITLE
18-1		/S	3D VIEW
DWG. N			
A50			
	DRAWN	SCALE	DATE