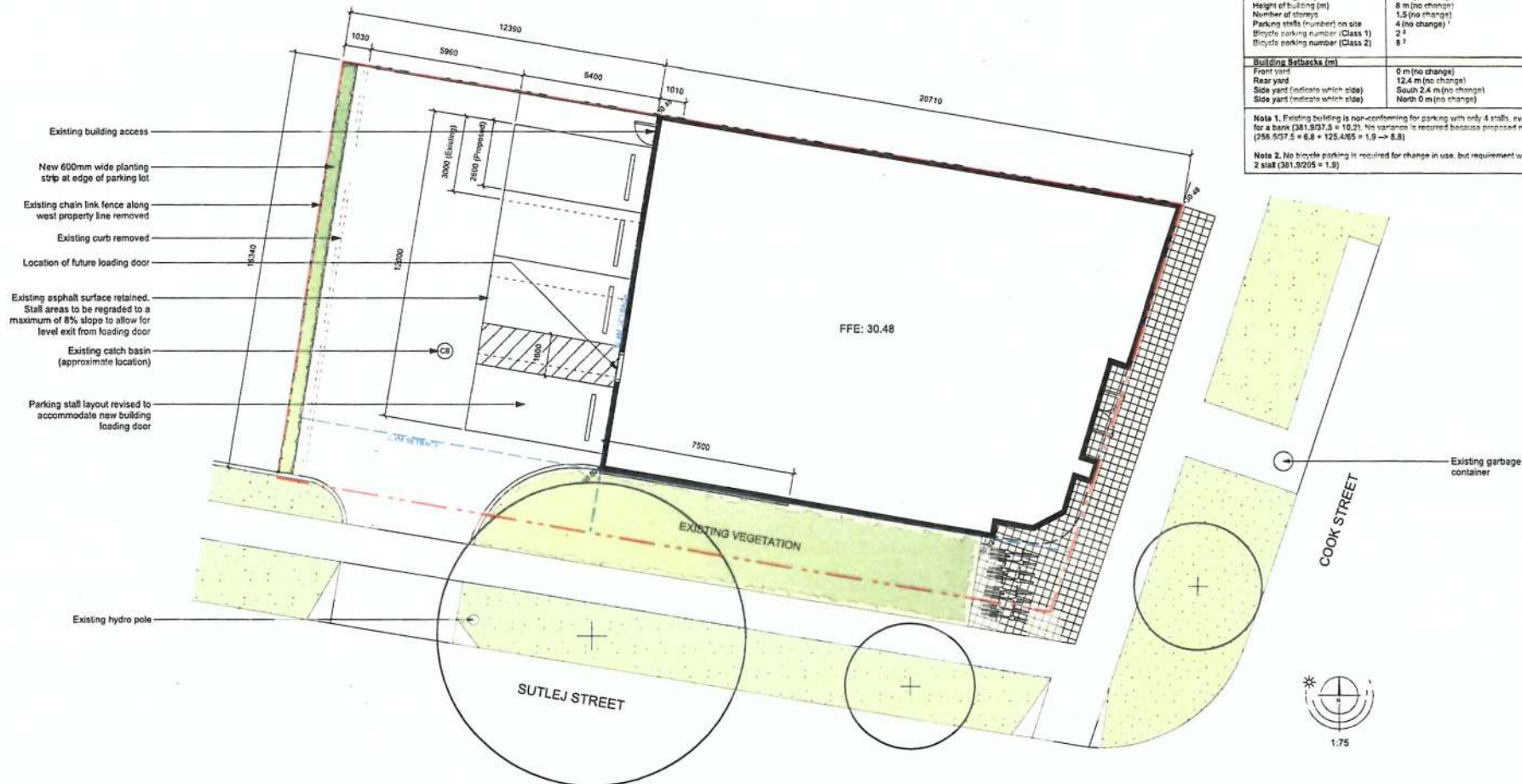
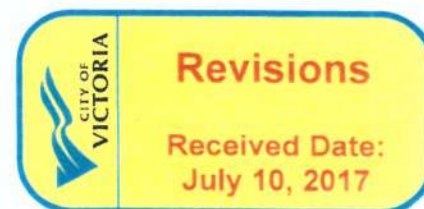




PROJECT INFORMATION TABLE	
Zone (existing)	CR-3M
Proposed Zone	Site-specific CR-3M zone with Liquor Retail Store as permitted use.
Site area (m ²)	521.7 m ² (no change)
Total floor area (m ²)	381.9 m ² (no change)
Ground floor area (m ²)	256.5 m ² (no change)
Upper floor area (m ²)	125.4 m ² (no change)
Liquor Retail area (m ²)	137.7 m ²
Office (m ²)	90.6 m ²
Accessory Storage (m ²)	153.6 m ²
Floor space ratio	0.78 (no change)
Site coverage (%)	52% (no change)
Height of building (m)	8 m (no change)
Number of stories	1.5 (no change)
Parking stalls (number) on site	4 (no change)
Bicycle parking number (Class 1)	2
Bicycle parking number (Class 2)	8
Building Setbacks (m)	
Front yard	0 m (no change)
Rear yard	12.4 m (no change)
Side yard (indicate which side)	South 2.4 m (no change)
Side yard (indicate which side)	North 0 m (no change)
Note 1. Existing building is non-conforming for parking with only 4 stalls, even though requirement was 11 for a bank $(381.9/27.5 = 13.9)$. No variance is required because proposed new use requires only 8 stalls. $(256.5/27.5 = 9.3 = 125.4/85 = 1.9 \rightarrow 8.8)$	
Note 2. No bicycle parking is required for change in use, but requirement would be 1 class stall and 1 class 2 stall $(381.9/205 = 1.9)$	

304 Cook Street | Site Plan





Rayola
CREATIVE



IAN SCOTT, MCIP, RPP, LEED ND AP
Ian Scott Planning Services
ianscottconsulting@gmail.com
(c) 250.884.5202

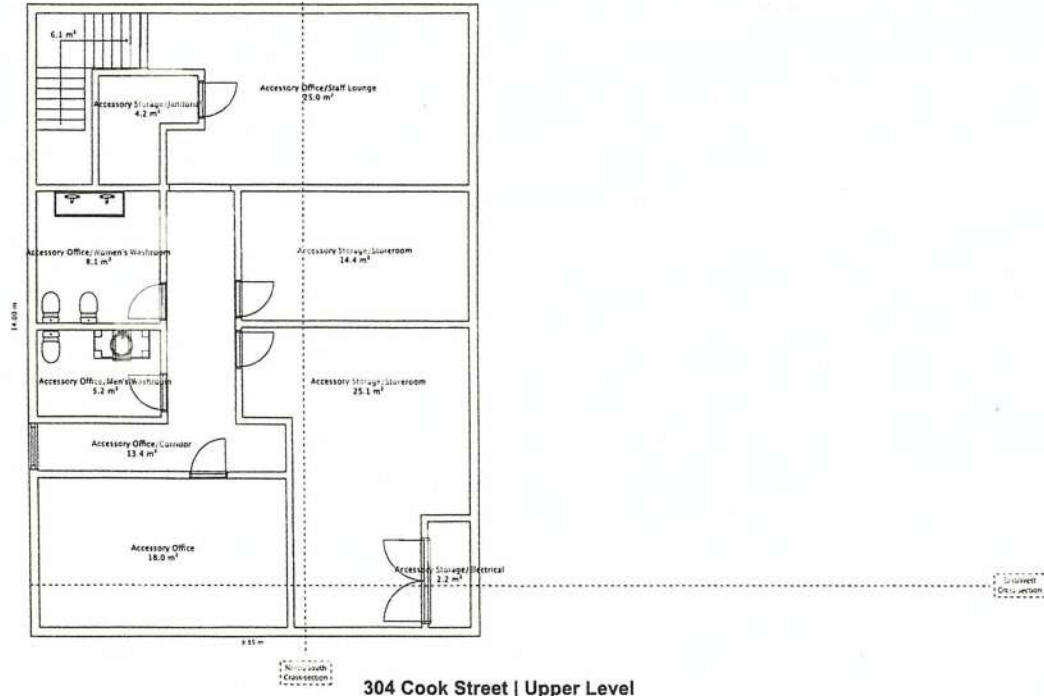
COOK STREET LIQUOR -
REZONING PORPOSAL
304 COOK STREET, VICTORIA

**SITE PLAN FOR PROPOSED
DEVELOPMENT**

18. 2017

APRIL 10, 2001
A1.01

SCALE: 1 : 50



304 Cook Street | Upper Level



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Ian Scott Planning Services
ianscottconsulting@gmail.com
(c) 250.884.8202

COOK STREET LIQUOR -
REZONING PROPOSAL
304 COOK STREET, VICTORIA

SITE PLAN FOR PROPOSED
DEVELOPMENT
APRIL 18, 2017
A1.02
SCALE: 1:50



SITE PLAN FOR PROPOSED DEVELOPMENT

APRIL 18, 2017

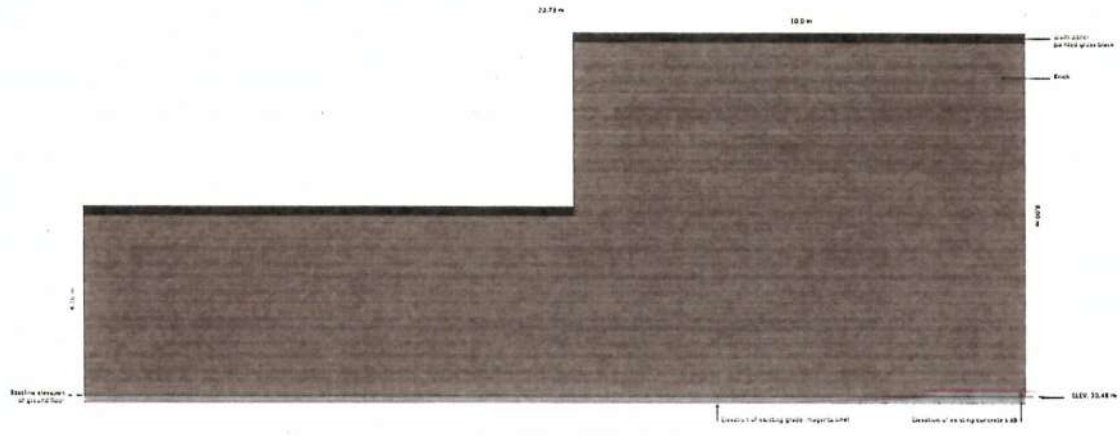
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**COOK STREET LIQUOR -
REZONING PORPOSAL
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Ian Scott Planning Services
ianscottconsulting@gmail.com
(c) 250.884.6202



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304 Cook Street | North Elevation

SITE PLAN FOR PROPOSED
DEVELOPMENT

APRIL 18, 2017

A1.06
SCALE: 1 : 50

COOK STREET LIQUOR -
REZONING PROPOSAL

304 COOK STREET, VICTORIA

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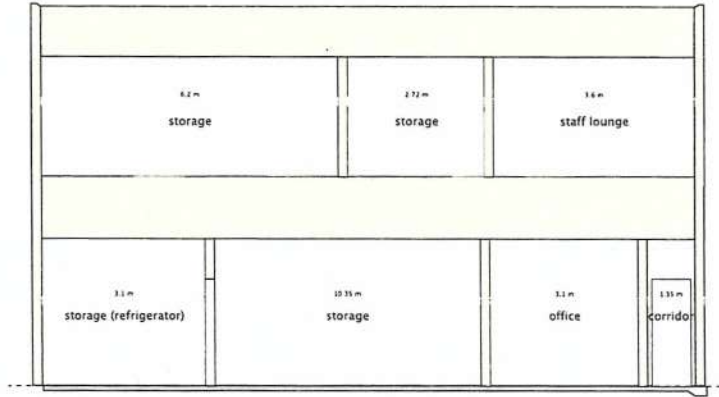
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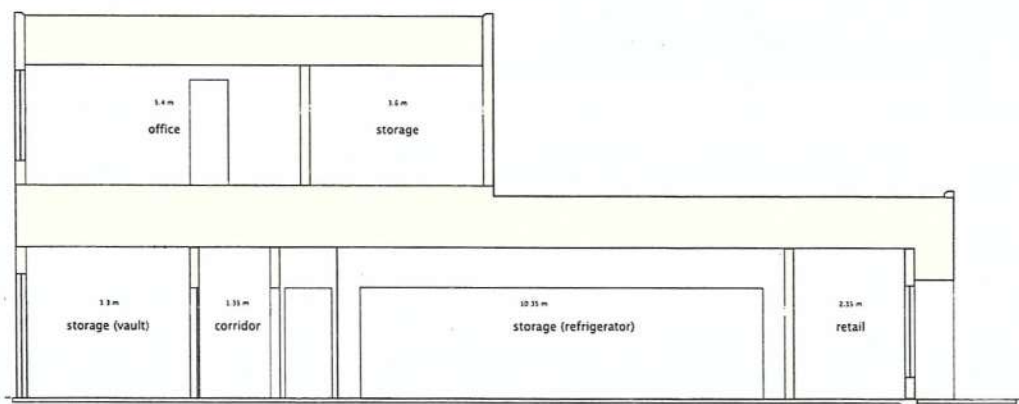
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304 Cook Street | North/South Cross-section



304 Cook Street | East/West Cross-section



SITE PLAN FOR PROPOSED
DEVELOPMENT
APRIL 18, 2017
A1.09
SCALE: 1: 50

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REZONING PORPOSAL
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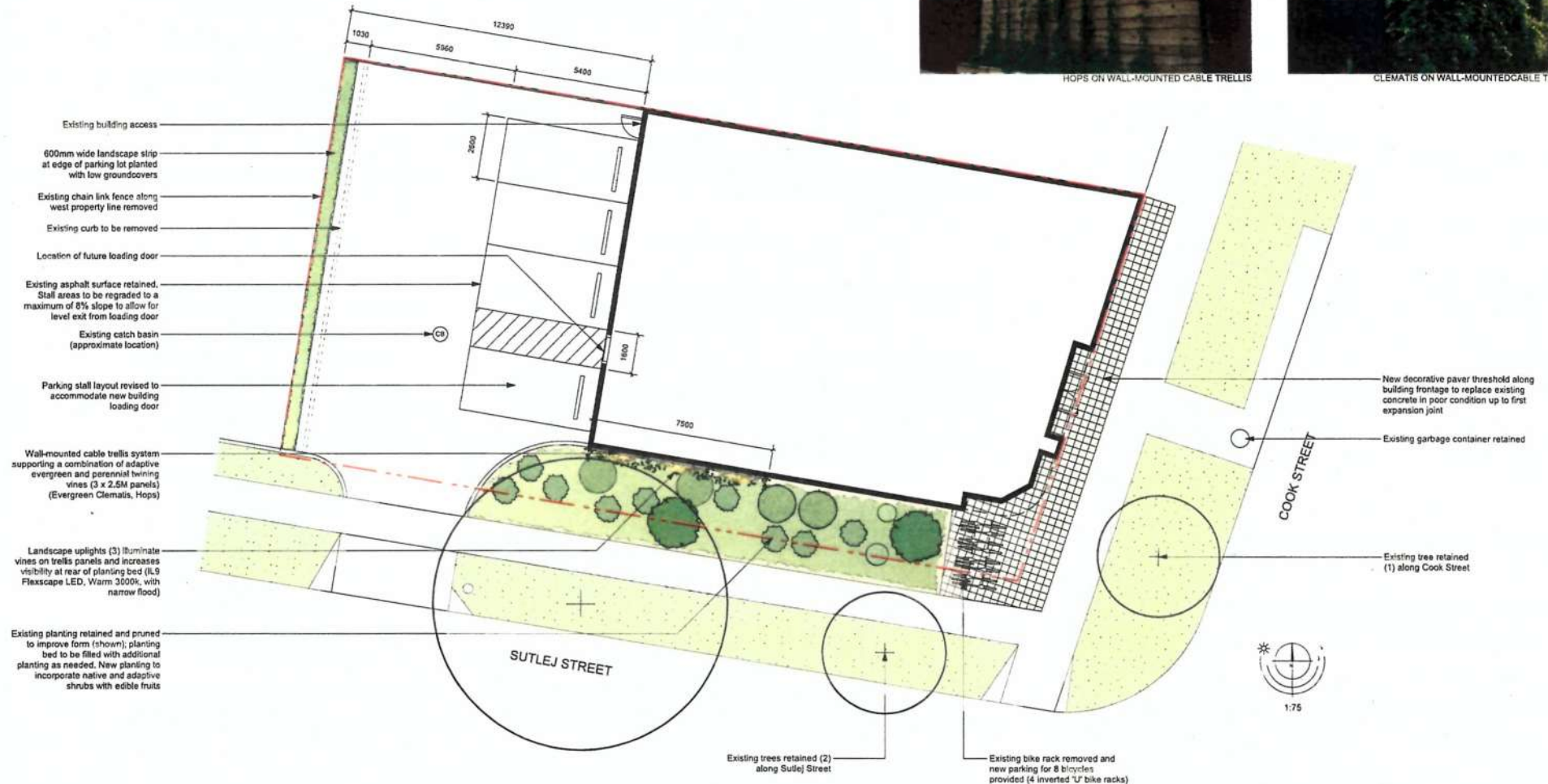
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HOPS ON WALL-MOUNTED CABLE TRELLIS



CLEMATIS ON WALL-MOUNTED CABLE TRELLIS



304 Cook Street | Landscape Plan



LADR LANDSCAPE ARCHITECTURE

Project No. 2020 Apr 25-17

13-454 Quinns Ave., Victoria, B.C. V8T 1S5
Phone: (250) 589-0105 Fax: (250) 412-0696

July 6-17