



## **Planning and Land Use Committee Report**

### **For the Meeting of October 15, 2015**

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**To:** Planning and Land Use Committee                      **Date:** October 1, 2015

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** Rezoning Application No. 00488 for 59 Cook Street

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### **RECOMMENDATION**

Staff recommend that Committee forward this report to Council and that Council instruct staff to prepare the necessary:

1. Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00488 for 59 Cook Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.
2. Heritage Designation Bylaw that would designate the property as a Municipal Heritage Property, that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

### **LEGISLATIVE AUTHORITY**

In accordance with Section 903 (c) of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures, as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

### **EXECUTIVE SUMMARY**

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 59 Cook Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) Dwelling District, in order to permit a two-lot subdivision and construct one new small lot house.

The following points were considered in assessing this Application:

- The proposal is consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill in the *Official Community Plan, 2012 (OCP)*.

- The proposal is consistent with the policies and design guidelines specified in the *Small Lot House Rezoning Policy, 2002*.

## **BACKGROUND**

### **Description of Proposal**

This Rezoning Application is to rezone a portion of the subject property from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) Dwelling District. The proposal is to create two lots, retaining the existing five-unit house conversion on the R1-B lot and constructing one new small lot house. Variances related to the existing house would be required to facilitate this development and will be discussed in relation to the concurrent Development Variance Permit Application. The proposed new small lot property meets all the requirements of the R1-S2 Zone and does not need variances.

### **Heritage**

The applicant has hired a heritage consultant to assess the existing house for heritage value and the resulting report indicates that it has sufficient value to warrant an application for heritage designation. The property is not currently heritage designated or registered. The applicant has voluntarily requested that the subject property be designated as a Municipal Heritage Property concurrent with a successful Rezoning Application

### **Sustainability Features**

The applicant has not identified any sustainability features associated with this proposal.

### **Active Transportation Impacts**

The applicant will provide a six-stall bike rack for use by visitors to the multi-family residence. The existing building contains weather protected bike parking facilities for its tenants on the lower floor.

### **Public Realm Improvements**

No public realm improvements are proposed in association with this Rezoning Application.

### **Land Use Context**

The area is predominantly characterized by single family houses. Beacon Hill Park is across Cook Street and Cook Street Village is approximately 350m away.

### **Existing Site Development and Development Potential**

The site is presently a multiple dwelling house conversion with five self-contained dwelling units. Under the current R1-B Zone, the property could be redeveloped with two single family dwellings each with a secondary suite.

### **Data Table**

The following data table compares the proposed small lot house with the R1-S2 Zone:



Zoning Criteria	Proposal	Zone Standard R1-S2
<b>Proposed Small Lot House</b>		
Site area (m <sup>2</sup> ) - minimum	327.5	260
Density (Floor Space Ratio) - maximum	0.43	0.6 to 1
Total floor area (m <sup>2</sup> ) - maximum	141.99	190
Lot width (m) - minimum	10.88	10
Height (m) - maximum	6.9	7.5
Storeys - maximum	2	2
Site coverage % - maximum	34.33	40
Setbacks (m) - minimum		
Front	6	6
Rear (north)	11.61	6
Side (east)	1.5	1.5
Side (west) – non-habitable	1.5	1.5
Side (west) - habitable	2.4	2.4
Parking - minimum	1	1

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the Fairfield-Gonzales CALUC at a Community Meeting held on May 25, 2015. The minutes from this meeting are attached to this report.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 100% support the Application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The required Small Lot House Rezoning Petitions, Summary and illustrative map provided by the applicant are attached to this report.

## ANALYSIS

### Official Community Plan

The OCP Urban Place Designation for the subject property is Traditional Residential. In accordance with the OCP, small lots are subject to DPA 15A: Intensive Residential – Small Lot. The proposal is consistent with the objectives of DPA 15A: to achieve new infill development that respects the established character in residential areas.

## Small Lot House Rezoning Policy (2002)

The *Small Lot House Rezoning Policy* encourages sensitive infill development with an emphasis on ground-oriented housing that fits in with the existing character of a neighbourhood. The Policy refers to a "Small Lot House" with a minimum lot size of 260m<sup>2</sup> and a minimum lot width of 10m. The small lot meets the minimum lot size and lot width requirements in the R1-S2 Zone.

## CONCLUSIONS

The proposal to rezone a portion of the subject property to the R1-S2 Zone, retain the existing five dwelling-unit house conversion and construct one new small lot house is consistent with the objectives in the OCP and the *Small Lot House Rezoning Policy* for sensitive infill development. Staff recommend that Council consider supporting this Application.

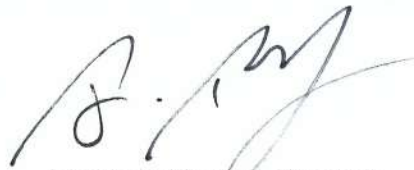
## ALTERNATE MOTION

That Council decline Application No. 00488 for the property located at 59 Cook Street.

Respectfully submitted,



Rob Bateman  
Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

Date: October 6, 2015

## List of Attachments

- Zoning map
- Aerial map
- Applicant's letter to Mayor and Council dated July 7, 2015
- Minutes from Fairfield-Gonzales Community Association meeting (May 25, 2015)
- Small Lot Housing Rezoning Petition
- Plans dated September 15, 2015.





BEACON  
HILL PARK

59 Cook Street  
Rezoning #00488  
Bylaw #

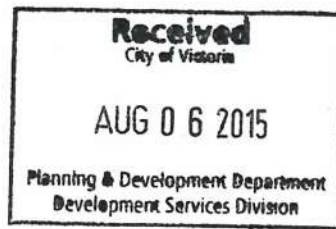




07 July 2015

## 59 Cook Street

Submitted on behalf of Conrad Nyren  
(Dennis Eric Nyren)  
3 - 59 Cook Street  
Victoria BC V8V 3W7



**RE:** 59 Cook Street Redevelopment  
Victoria BC  
Proposal For Small Lot Subdivision

**Attention Mayor and council, City of Victoria**

Please find enclosed with this cover letter, a submission for the application of the small lot R1S2 zoning Bylaw to a subdivision of 59 Cook Street.

Hillel Architecture developed a conceptual solution for discussion with immediate neighbours, which demonstrated the current 59 Cook Street multi-family residence on a portion of the existing lot, being left undisturbed, and a smaller portion of the rear lot area being subdivided, creating a small lot conforming to the R1S2 zoning. The drawings proposed a single family home compliant with the zoning. This concept was introduced to the City Planning department similarly for initial commentary.

The enclosed submission has incorporated the commentary from 2 CALUC presentations, multiple meetings with direct neighbours, and update meetings with the planning department. The first CALUC meeting to the Neighbourhood Association membership was rewarding for owners and architect alike. A mostly complimentary evening, and concluding with a very limited list of concerns. The second CALUC meeting was rewarding by the lack of attendance, perhaps indicative of a lack of concern. This submission package also contains letters from directly affected neighbours, each stating that they are in support, some with complimentary additional comments. Throughout the process they state they have been involved and informed.

### **Design Outcome: The Site**

The residence proposed complies with the small lot two storey zoning bylaw without requested variances. The proposal subdivides an original  $\pm 1237$  m<sup>2</sup> [ $\pm 13,315$  ft<sup>2</sup>] property in to one 318.06 m<sup>2</sup> lot for the new residence conforming to R1S2, and one 918.86 m<sup>2</sup> Lot with its original R1-B zoning remaining with the existing home. The severance of this lot from the rear yard area of the original home reduces the rear yard setback to less than that prescribed by that original zone and therefore a variance is stated in this proposal that requests the consideration of reducing the permitted rear yard setback from 7.5 m to 4.6m on the parcel remainder. It should be noted at this time

that the parcel remainder is still a substantial lot and remains at almost twice the minimum lot sizes permitted, with its front yard on the opposing side being 11.92m to the building face, and over 9.5m to its substantial colonnade.

As the original stately main building maintains its generous front yard and side yard setbacks on Woodstock Avenue, its prominence on this street corner is therefore not lessened by this proposal. In addition, the new home was designed to occupy the same location as the existing hipped roof two car garage, and is no closer to the neighbouring properties than this structure currently is, as a benefit to the neighbourhood and as a sign that we wished to minimize the impact of this new work. In the enclosed drawing package the streetscape illustrates what appears a completely normal streetscape, with side yard setbacks no closer and no denser than any other view corridor would show from the neighbourhood.

This proposal, by using the existing driveway entry, does not affect any current street trees, or boulevard greenspace. This landscaping maturity that is present - remains. Both neighbours and the owners alike prefer the mature trees, the existing stone fencing, and the matured hedging that remain both sides of this shared driveway entry.

### **The History**

The existing building was originally designed as a multi-person / multy unit dwelling containing six residences ( a brothel). These were five recognized legal suites for residents, and one "Chinaman" suite, whom was not recognized at that time as an equal . The "chinaman" (their term at the time, not ours) had a kitchen, a washroom, a living space and private sleeping quarters. All of us would recognize this as "another suite", another home, another dwelling. Each of us would refer to this building as containing six suites. At that time the City referred to it as five suites.

But the storey at 59 Cook Street has yet another twist on terminology. This building was renovated in 1944 to its current plans enclosed in this package. At that time the term "chinaman" was dropped, correctly, and the term "Janitors Suite" is shown on those drawings. It was therefore recognized as a five unit + janitors suite building. The "Janitor's " home still not recognized as equivalent to others in the building, but one step better, and the term no longer culturally discriminating, just discriminating in another manor. However, without recognizing the Janitor's suite as being equal to the others, the title remains listed as only 5 units.

Over time this Janitors suite became no longer rented to a resident janitor, and instead became rented to a resident. Occupied by six suites in this configuration, but on title being still recognized only as the five suites from the original brothel. These five legal units will be respected, and it is a pleasure to remove one last "discrimination" from this property title, although sadly not from recognizing it as equal, but from its removal.

### **Design Outcome – The proposal;**

This proposal recognizes those units registered on title, and should this proposal be acceptable to council, this original six unit composition will return to its current legal entitlement of only five units in the main house, and



relocates an unrecognized sixth suite into the proposed new residence. A non-conforming six units becomes a conforming six units. No additional density is actually added to the neighbourhood, but the outcome becomes conforming, and in some ways, rights a past wrong doing, from another era long ago. *(Note: the outline above of the internal history is supported by documents, original drawings, and the subsequent 1944 renovation drawings. )*

#### **Design character and materials;**

The new home on Woodstock is a transition piece from the larger stately proportions of the 59 Cook Street original home, to the smaller cottage like qualities of neighbours. The design takes many design cues from neighbouring building volumes both beside and across the road, the desires of the owners, the mix of the casual cottage, and the crisp contemporary of the streetscape.

Interestingly, the original brothel contained a side entry in the form of a porte cochere so that gentlemen could be dropped off in a more discrete fashion. Today this Porte Cochere maintains its front porch like appearance on Woodstock Avenue. The immediate neighbour to the opposing side, also contains an attractive inviting front porch. The new building continues this tradition with a new entry gate, pathway, and porch facing the street. Similar to its cottage like neighbour, this porch is a social space, an attractive welcoming space that is also accessed from its prime living spaces inside, benefiting from the sun and views over the landscaped front yard.

#### **Height and Setbacks**

The proposed new residence is compliant with these zoning requirements.

#### **Parking variance**

The existing home, with its five legal suites requires to be serviced by a minimum of .8 stalls per dwelling according to Schedule C Parking Regulations. Therefore this existing multi-family residence requires 4 stalls. The new residence on its independent lot requires 1 stall as a single family residence. It was decided early on that the design would be developed to share the existing entry to the lot, and preserve the existing stone fence. Sharing a driveway entry allowed the parking to be concealed from the street and place these cars behind both buildings. By reciprocal easement agreements, registered on both properties, these two buildings share access to their independent parking facilities. In sharing a driveway, the increase in green space over the current condition will lessen the impact of this parking area than exists at this time. One can notice in the original ariel photo of this existing site, a large area of exposed concrete paving. In the new design the bulk of this paving area is moved further back out of view, and in its place a narrow driveway permits a greater area of landscaping serving to enclose and conceal from view, the rear parking area. The streetscape benefits, the neighbours benefit. A little more greenery gets added to our perception of the neighbourhood.

#### **Bicycle Parking**



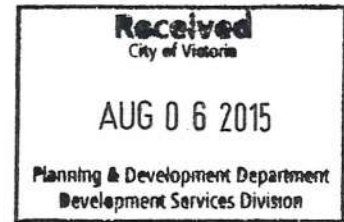
The proposal contains a 6 bike rack for use by the multi-family residence for guests, as required by the Bylaw. The original 59 Cook Street contains class A bike parking facilities for its tenants in the lower floor area formerly the "Chinaman's Suite".

We trust the enclosed submission meets with submission requirements, and that through this process, eventually meets with acceptance of Council.

Yours sincerely,  
HILLEL ARCHITECTURE INC.,  
Karen Hillel MAIBC

**Minutes of Community Meeting  
Planning and Zoning Committee  
Fairfield-Gonzales Community Association (FGCA)  
May 25, 2015**

Facilitators for the FGCA: George Zador (Chair)  
Susan Snell  
Ken Roueche



**Subject property:** 59 Cook St; small lot subdivision. (99 notices sent)

Proponent/ presenter Mr. Conrad Nyren

This project was presented previously in April 2014, but for personal reasons, the proponent did not proceed further at the time.

Attendance: 2 people, representing one neighbouring home.

**Attendee Questions and Comments:**

- Familiar with the project from the earlier submission.
- Asked for details of site coverage, parking, etc. Proponent gave thorough explanation.
- Would the new house be for market: no, proponent lives in the main house at present, wants to build the home for his own family. On-site parking is provided.
- Concern about parking for workers during construction phase. Proponent will control.
- No objection to this project, but feels that further similar subdivisions would increase density which is undesirable in this neighbour's view.



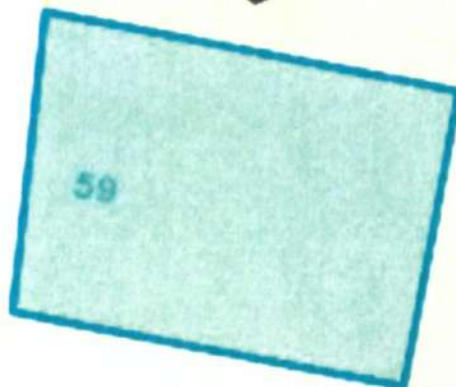
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City of Victoria

AUG 06 2015

Planning & Development Department  
Development Services Division

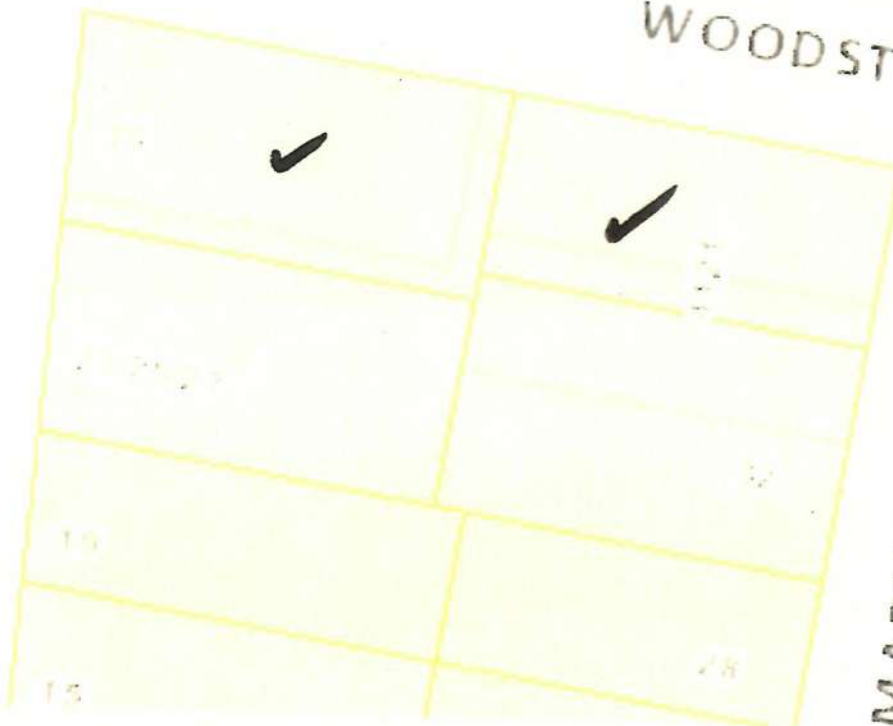
FAITHFUL

COOK ST



WOODSTOCK AVE

MARLBOROUGH ST



AUG 06 2015

Planning & Development Department  
Development Services DivisionSUMMARY  
SMALL LOT HOUSE REZONING PETITIONI, CONRAD NYREN, have petitioned the adjacent neighbours\* in compliance with  
(applicant)the *Small Lot House Rezoning Policies* for a small lot house to be located at 59 COOK ST  
(location of proposed house)and the petitions submitted are those collected by JUNE 19, 2015.\*\*  
(date)

Address	In Favour	Opposed	Neutral (30-day time expired)
	✓	✓	✓
35 COOK ST	✓		
67 COOK ST	✓		
1120 WOODSTOCK	✓		
1121 WOODSTOCK	✓		
UNIT 1-35 COOK (TENANT)			✓
" 2-35 COOK "			✓
" 3-35 COOK "			✓
" 4-35 COOK "			✓
" 5-35 COOK "			✓
" 6-35 COOK "			✓
" 7-35 COOK "			✓
" 8-35 COOK "			✓
" 9-35 COOK "			✓

SUMMARY	Number	%
IN FAVOUR	4	100%
OPPOSED	0	
TOTAL RESPONSES		100%

\*Do not include petitions from the applicant or persons occupying the property subject to rezoning.

\*\*Note that petitions that are more than six months old will not be accepted by the City. It is the applicant's responsibility to obtain new petitions in this event.

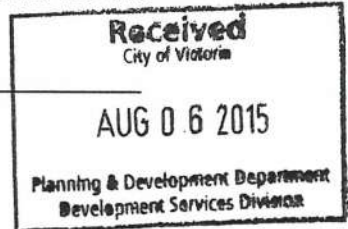


In preparation for my rezoning application to the City of Victoria, I,

CONRAD NYREN (print name), am conducting the petition requirements for the

property located at 59 COOK STREET.

to the following Small Lot Zone: R1S2



The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) JOSHUA KALEF (see note above)

ADDRESS: 35 COOK ST. VICTORIA V8V 3W7

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

THIS DENSIFICATION IS APPROPRIATE FOR  
OUR NEIGHBORHOOD AND VISUALLY A NICE  
IMPROVEMENT.

April 10/2015  
Date

[Signature]  
Signature

## SMALL LOT HOUSE REZONING PETITION

Received  
City of Victoria

AUG 06 2015

Planning & Development Department  
Development Services Division

In preparation for my rezoning application to the City of Victoria, I,

CONRAD NYREN  
(print name), am conducting the petition requirements for the

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Please review the plans and indicate the following:

NAME: (please print) Anthony + Kathy Lavelle (see note above)

ADDRESS: 67 Cook St, Victoria, BC

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

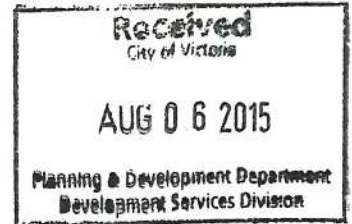
Everything looks good.

June 18/15  
Date

[Signature]  
Signature  
Kathy Lavelle



## SMALL LOT HOUSE REZONING PETITION



In preparation for my rezoning application to the City of Victoria, I,

Wendy Payne (print name), am conducting the petition requirements for the

property located at 59 Cook St.

to the following Small Lot Zone: R1S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Wendy Payne (see note above)

ADDRESS: 1120 Woodstock Ave

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

I am completely satisfied with this  
plan. Conrad Nyren is a good neighbour  
who has kept me informed about his plans.

June 4/15  
Date

Wendy Payne  
Signature

## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

CONRAD NYREN  
(print name)

, am conducting the petition requirements for the

property located at 59 COOK STREET

to the following Small Lot Zone: R1S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) SHARON AND MIKE ROMANINE (see note above)

ADDRESS: 1121 WOODSTOCK AVE.

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

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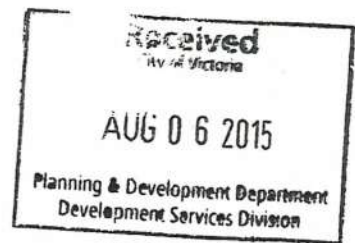
JUNE 18 / 2015  
Date

M. / Romanine  
Sharon Romanine  
Signature

Received  
City of Victoria

AUG 06 2015

Planning & Development Department  
Development Services Division



REQUEST TO MEET

Hello. my name is Conrad Nyren. I live right across Woodstock from you at 59 Cook Street at the corner of Woodstock and Cook.

I am in the process of making an application to the City of Victoria to rezone a portion of my property from R1B, single family zone, to R1S2, small lot two story zone, to permit a subdivision and construction of a new, smaller, single family home, located approximately where the existing garage is now located.

As part of my neighbourhood consultation process, I would greatly appreciate a few minutes of your time to familiarize you with the architectural and landscape plans and hear your comments. I attach a copy of the City's form "SMALL LOT REZONING PETITION"

Please email or phone me to set up a time to meet, and thank you in advance for your time and consideration.

Conrad Nyren  
59 Cook Street



DELIVERED BY HAND APRIL 10, 2015 TO:

35 COOK STREET UNITS 1 THRU 9

1157 WOODSTOCK UNITS 1 THRU 7











Cook Street - Subject Property Existing Residence



Woodstock Avenue - Adjacent Neighboring Properties Across Street



Woodstock Avenue - Subject Property Existing Residence



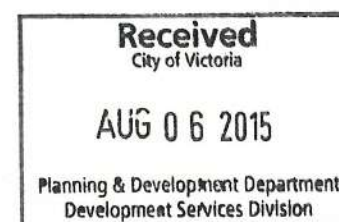
Woodstock Avenue - Subject Property & Project Area



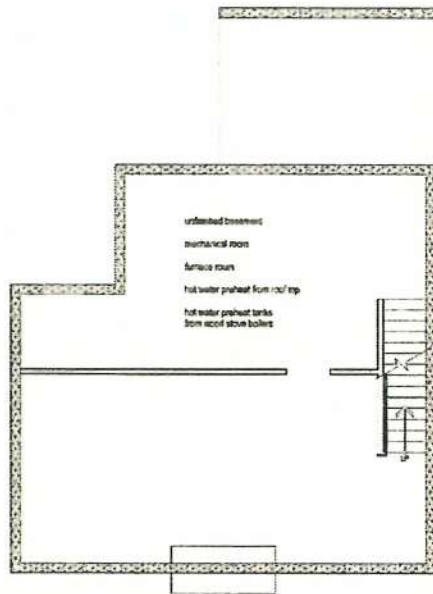
Woodstock Avenue - Adjacent Neighboring Properties



Woodstock Avenue - Neighboring Properties



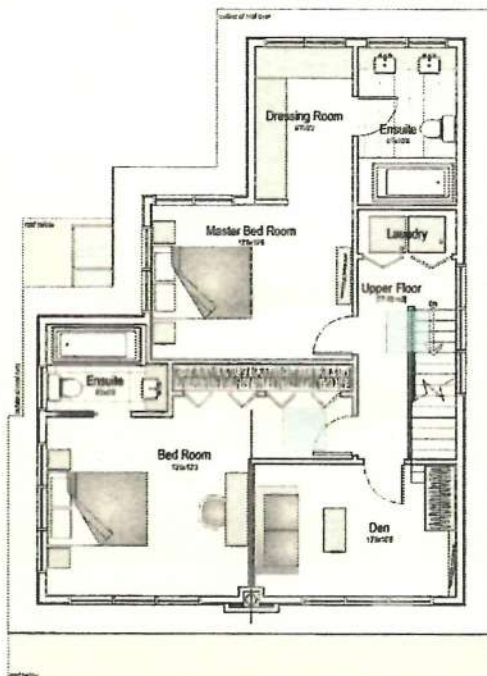




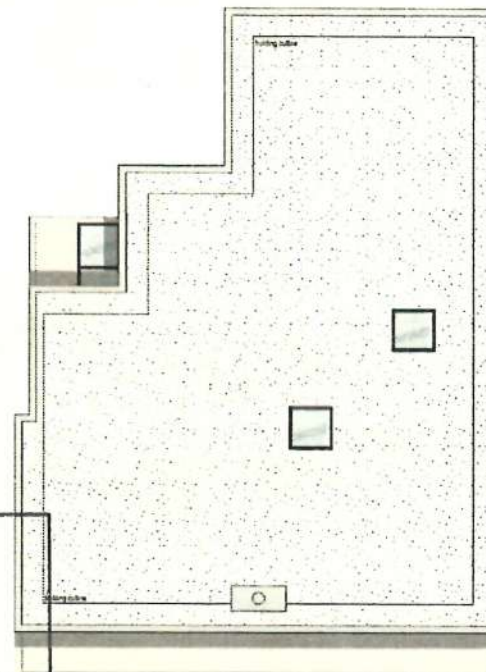
1 Basement Floor Plan  
A2.1 Scale: 1:50



2 Main Floor Plan  
A2.1 Scale: 1:50



3 Upper Floor Plan  
A2.1 Scale: 1:50



3 Roof Plan  
A2.1 Scale: 1:50

Received  
City of Victoria

AUG 06 2015

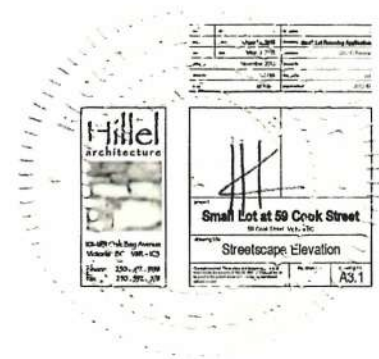
Planning & Development Department  
Development Services Division





1 Streetscape Elevation - Woodstock Ave  
A3.1 Scale: 1:75

Received  
City of Victoria  
AUG 06 2015  
Planning & Development Department  
Development Services Division



# **ELEVATION FINISH LEGEND**

List of finishes typical of all elevations

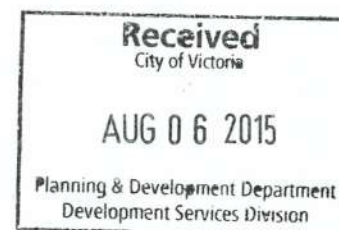
- (01) Pre-finished metallic gray steel finishing
- (02) Wood fascia boards - clear Sikkens Cool Finish
- (03) Exposed wood beams - clear Sikkens Cool Finish
- (04) Exposed cedar walls - warm gray stain, clear pre-finished metal perimeter vent strip
- (05) Cement based stucco, smooth brush finish - light gray colour
- (06) Cedar siding, 100mm exposure - warm charcoal gray stain color
- (07) Exposed board form concrete chimney - stained finish
- (08) Wood window units & doors w/te glazing panels - clear Sikkens Cool Finish
- (09) Exposed board form concrete elements - stained finish
- (10) Natural stone retaining walls to match existing - Arch spec colour
- (11) Building mounted down lighting & feature lighting
- (12) Cement based stucco, smooth brush finish - warm gray colour



1 Front Elevation (South)  
A3.2 Scale: 1:50



2 Side Elevation - (West)  
A3.2 Scale: 1:50





# ELEVATION FINISH LEGEND

List of finishes typical of all elevations

- 01 Pre-finished metallic gray steel flooring
- 02 Wood fascia boards - clear Sikens Catal finish
- 03 Exposed wood beams - clear Sikens Catal finish
- 04 Exposed cedar soffits - warm gray stain, clear pre-finished metal outdoor spray top
- 05 Cement based stucco, smooth brush finish - light gray colour
- 06 Cedar siding 100mm exposure - warm charcoal gray stain colour
- 07 Exposed board-form concrete chimney - sealed finish
- 08 Wood window units & doors w/te glazing panes - clear Sikens Catal finish
- 09 Exposed board-form concrete elements - sealed finish
- 10 Natural stone retaining walls to match existing - Arch spec colour
- 11 Building mounted down lighting & feature lighting
- 12 Cement based stucco, smooth brush finish - warm gray colour



1 Rear Elevation (North)  
A3.3 Scale: 1:50

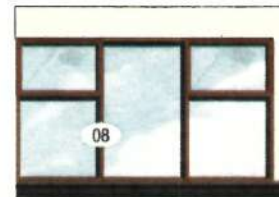
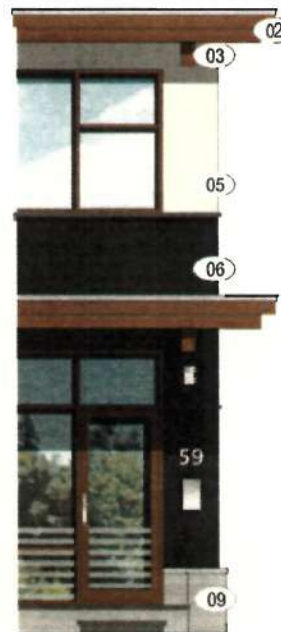


2 Side Elevation - (East)  
A3.3 Scale: 1:50

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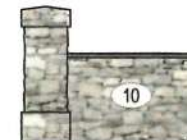
# Colour And Materials Palette



## ELEVATION FINISH LEGEND

List of finishes typical of all elevations

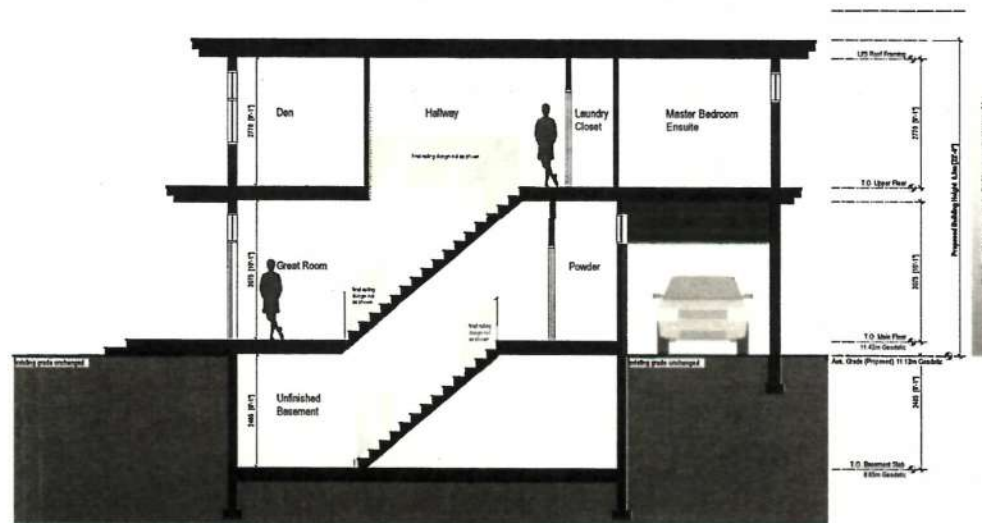
- 01 Pre-finished metallic gray steel flashing
- 02 Wood fascia boards - clear Sikksens Cetol finish
- 03 Exposed wood beams - clear Sikksens Cetol finish
- 04 Exposed cedar soffit - warm gray stain, c/w prefinished metal perimeter vent strip
- 05 Cement based stucco, smooth trowel finish - light gray colour
- 06 Cedar siding, 100mm exposure - warm charcoal gray stain colour
- 07 Exposed board-form concrete chimney - sealed finish
- 08 Wood window units & doors c/w glazing panels - clear Sikksens Cetol finish
- 09 Exposed board-form concrete elements - sealed finish
- 10 Natural stone retaining walls to match existing - Arch spec colour
- 11 Building mounted down lighting & feature lighting
- 12 Cement based stucco, smooth trowel finish - warm gray colour



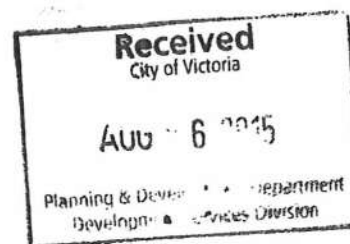
DEVELOPMENT PERMIT APPLICATION SUBMISSION  
**SMALL LOT AT 59 COOK STREET**  
 59 COOK STREET, VICTORIA BC

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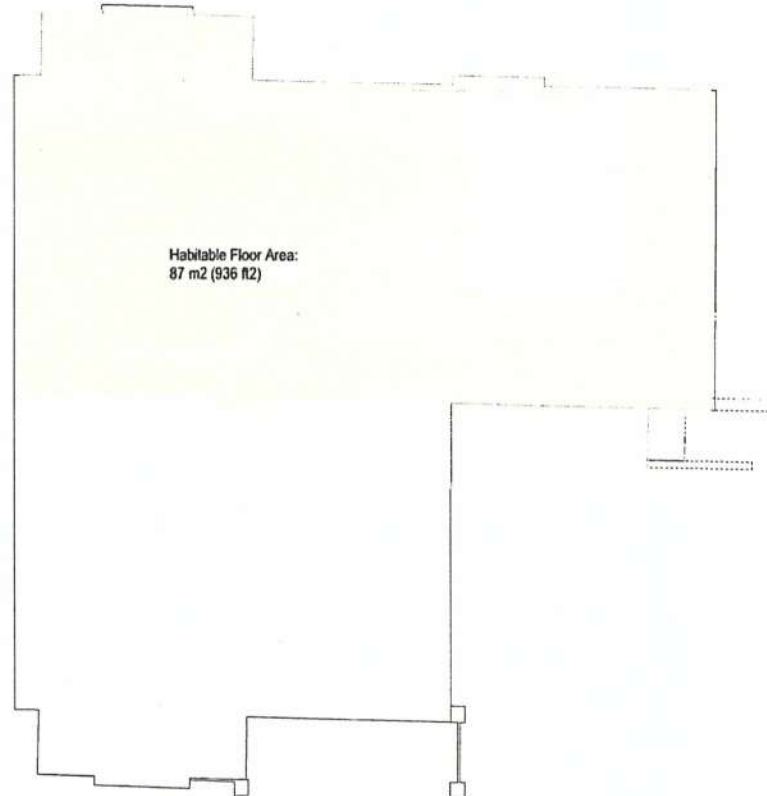
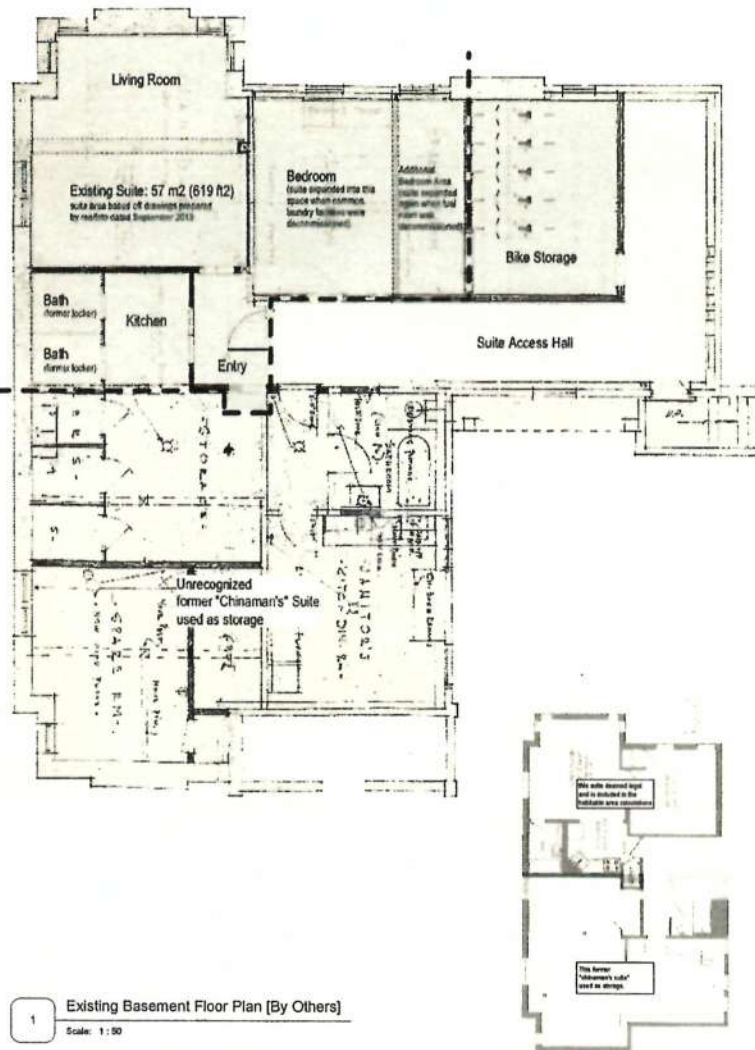
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1 Building Section  
A4.1 Scale: 1:50







## LEGAL DATA

**CURRENT ZONING**  
C1000  
Unit 3 - 59 Cook Street, Victoria BC V8V 3W7

**LEGAL ADDRESS**  
Lot 2, Fairfield Farm Estate, Victoria Plan 9206

**SURVEY INFORMATION**  
based on legal survey by Powell & Associates  
B.C. Land Surveyors File 9171-4

## PROJECT DATA - EXISTING PARCEL REMAINDER

	CURRENT ZONING	EXISTING PARCEL REMAINDER	VARIANCES
<b>ZONING</b>	C1000	C1000	
site area (m <sup>2</sup> )	min. 400 m <sup>2</sup>	918 R2 m <sup>2</sup>	
site coverage %	max. 40 %	± 25.27 % (± 223.21 m <sup>2</sup> existing)	
site width (m)	15m	30.15 m	
open site space % (development)	n/a	-	
total floor area (m <sup>2</sup> )	max. 420 m <sup>2</sup> for all floors (for lots greater than 600 m <sup>2</sup> )	± 358 m <sup>2</sup> existing unutilized	
floor space ratio	n/a		
height of building (m)	max. 7.6 m	existing unutilized	
number of stories	2 stories	2 stories	
parking stalls on site	as per Schedule C 0.4 stalls per dwelling + 1 unit + 4 spaces for 59 Cook	access to parking through a reciprocal easement	
icycle parking	1 per unit plus a 4-space rack	1 class A per unit in basement plus a 8-space ground rack	
<b>SETBACKS</b>			
front (feet)	7.5 m	11.92 m (Cook St.) (existing unutilized)	
rear (feet)	7.5 m or 25% of lot depth (whichever is greater)	requested variance to decrease required 7.5m setback by 2.5m to equal a 5.0m rearward setback	
side (feet)	1.5 m or 10% of the lot width (whichever is greater)	7.83 m (existing unutilized)	
side (feet)	3.0 m or 10% of the lot width (whichever is greater)	6.82 m (Hendrick Ave.) (existing unutilized)	

## SCHEDULE 'G' - HABITABLE AREA

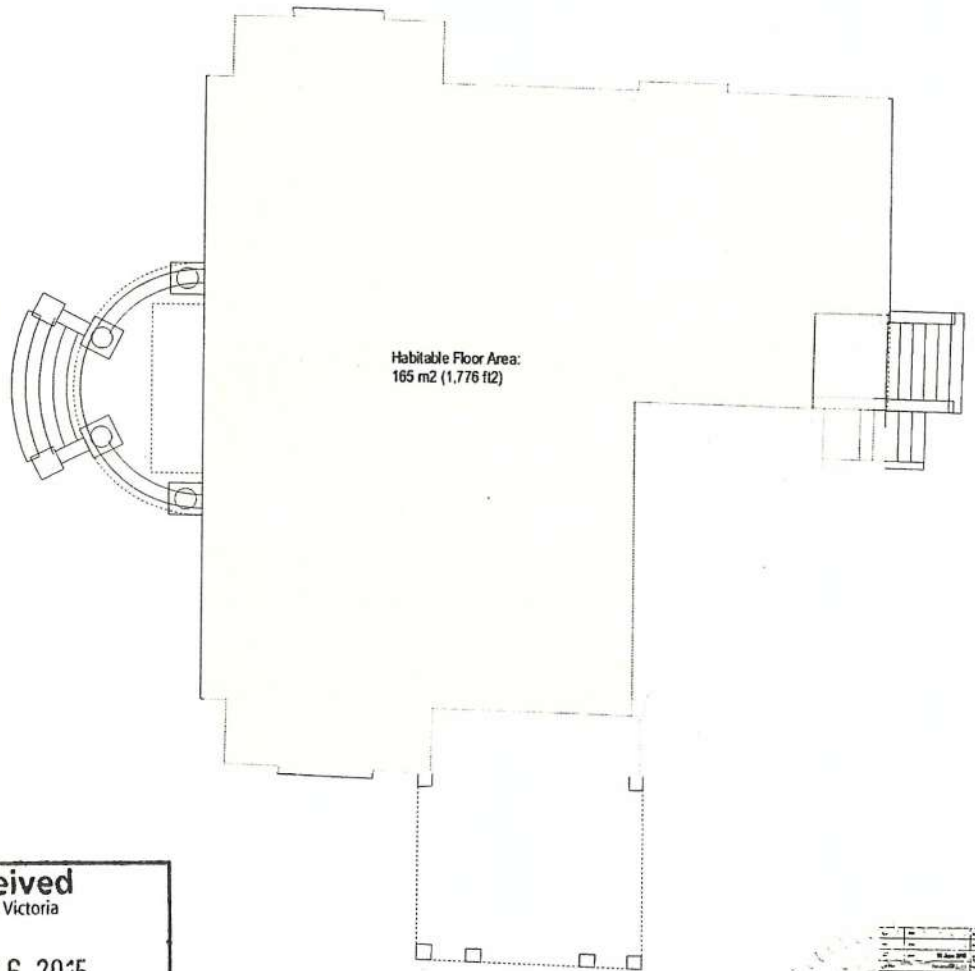
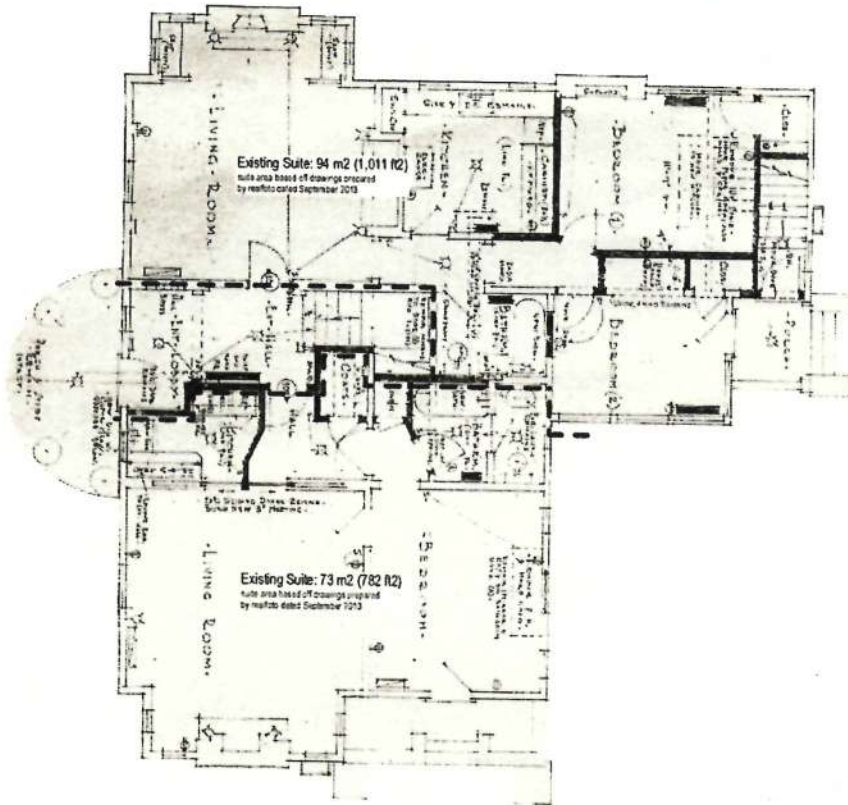
	CURRENT ZONING	EXISTING PARCEL
<b>HABITABLE FLOOR AREA</b>		
Basement	-	87 m <sup>2</sup> (936 R2)
First Floor	-	105 m <sup>2</sup> (1,178 R2)
Second Floor	-	103 m <sup>2</sup> (1,077 R2)
<b>Total</b>	445m <sup>2</sup> ± 1 dwelling units otherwise as per Schedule 'G'	448 m <sup>2</sup> (4,189 R2) 3 existing dwelling units

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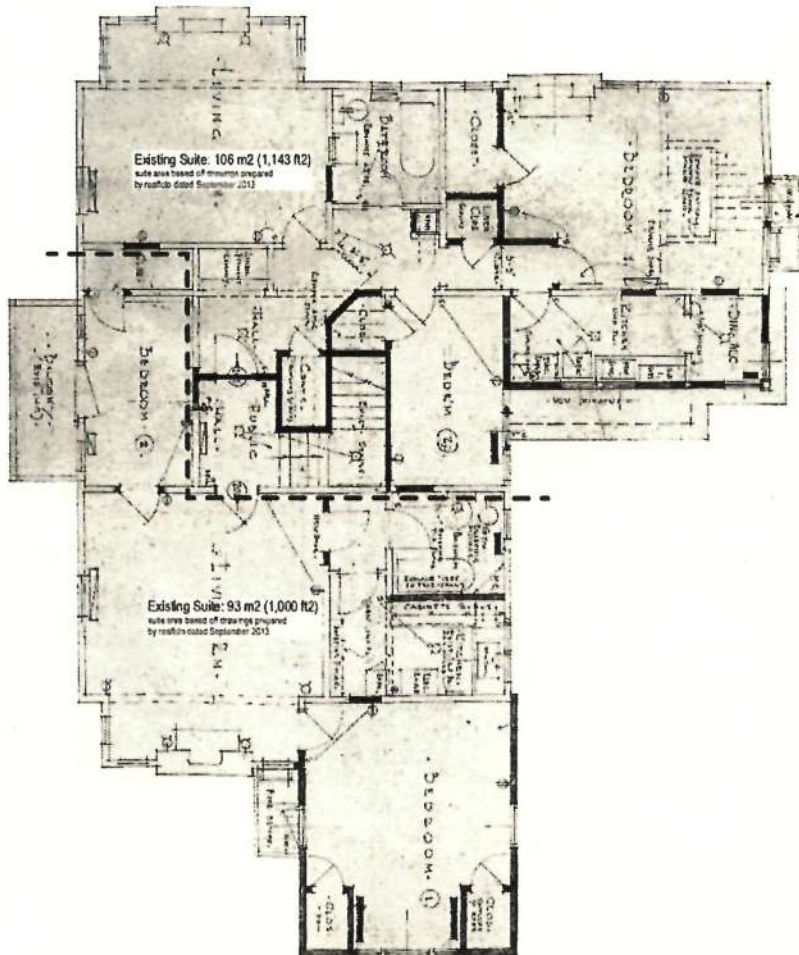


1 Existing First Floor Plan [By Others]  
Scale: 1:50

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2 Existing First Floor Area  
Scale: 1:50



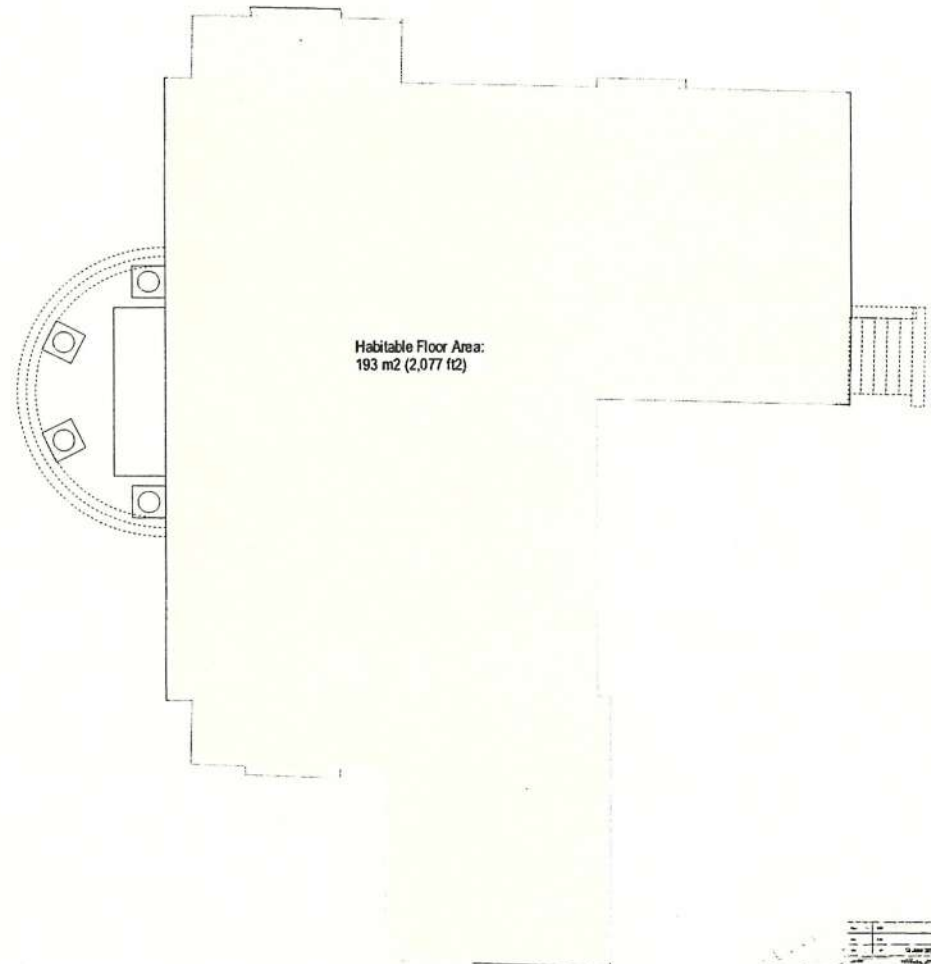


1 Existing Second Floor Plan [By Others]  
Scale: 1:50

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2 Existing Second Floor Area  
Scale: 1:50

<b>Hillel</b> architects 100-079 Old Bay Avenue Victoria BC V8P 1Y3 phone 250-362-1888 fax 250-399-1719		Project: Small Lot at 50 Cook Street Existing Second Floor Plan 3 of 3
--	--	--



### PROPOSED PLANTING

### PROPOSED PLANTING



### PROPOSED GARDEN TREES



#### PROPOSED SPECIMEN SHEET



PROPOSED GROUND COVER



PROPOSED LAWN / SOD

### PROPOSED HARD SURFACES

**PERMEABLE PAVERS**, such as "Aquapave" by Abbotsford



CONCRETE UNIT PAVERS

 BIKE RACK

NOTES

NOTES:  
• PROPOSED GRADES ARE APPROXIMATE,  
CIVIL ENGINEER TO DESIGN RAIN WATER  
COLLECTION & DRAINAGE SYSTEM.

• WITHIN THE DEVELOPMENT SITE THERE ARE NO "PROTECTED" TREES



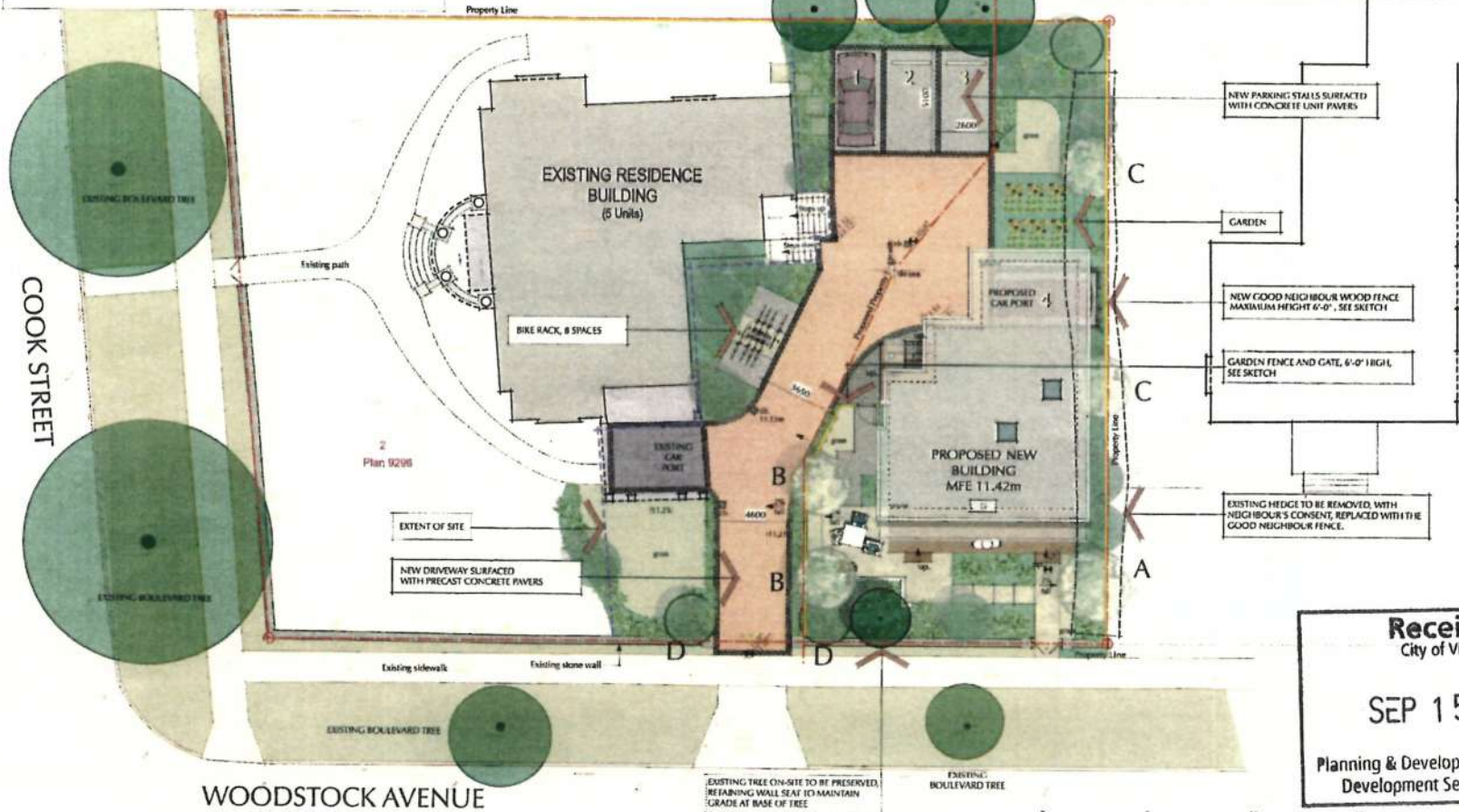
NEW GOOD NEIGHBOUR WOOD FENCE  
ON EAST PROPERTY LINE OF SINGLE FAMILY HOME  
AND WEST PROPERTY LINE  
SCALE 1:50

Lumber: Western Red Cedar, Grade #2.  
Finish: Sikkens Cetol or equal, as approved.  
Colour: to match architectural color chart.

PLANT SCHEDULE FOR SOFT LANDSCAPE AREAS SHOWN OVER

[illegible]

**LANDSCAPE STANDARDS**  
THE LANDSCAPE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. LAWN & PLANTINGS SHALL BE IRRIGATED WITH AN AUTOMATED LOW VOLUME UNDERGROUND SYSTEM CONFORMING TO MUNICIPAL PLUMBING CODES.



PLAN  
SCALE 1:100

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**SMALL & ROSSELL**  
LANDSCAPE ARCHITECTS INC.

2012 merger read, books, b.c., vii, vii

t 250-442-6967

design@unitedcross.com

[www.smithsonian.com](http://www.smithsonian.com)

- 8 September 2015
  - ▶ planting site adjacent to existing rail #3 added
  - ▶ seed graphs: changed to flat road
- 7 July 2015
  - ▶ traps along fence line were checked
- 1 July 2015
  - ▶ property line adjacent to road made with archaic level device
  - ▶ building shell ground surface was replaced with concrete curb/pavement
- 19 May 2015
  - ▶ trap with rodent set, 1
  - ▶ grassy area near road, 2
  - ▶ vegetable garden, 1
  - ▶ grassy lawn adjacent to much a driveway, 1
  - ▶ trap with no trigger caught by 6
- 13 Nov 2014
  - ▶ parking area, 1
  - ▶ fence parking lot, 1
  - ▶ driveway, 1
- 23 October 2014
  - ▶ parking lot, 1
  - ▶ driveway, 1

ISSUED TO	DATE
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> FINDER	
<input type="checkbox"/> DRAPPAGE	
<input checked="" type="checkbox"/> EQUIPMENT REVIEW	12/10/2014

59 Cook Street  
Victoria, BC.

## Landscape Concept Plan

Date	16/02/2014	Sheet <b>L1</b>
Drawn	GG	
Checked		
Scale	As shown	