



Planning and Land Use Committee Report

For the Meeting of October 15, 2015

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

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

Subject: Development Permit Application No. 00488 for 59 Cook Street

RECOMMENDATION

Staff recommend that Committee forward this report to Council and, after the Public Hearing for Rezoning Application No. 00488, if it is approved, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00488 for 59 Cook Street, in accordance with:

1. Plans date stamped September 15, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 920 (8) of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 59 Cook Street. 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.

The following point was considered in assessing this Development Permit Application associated with the small lot house:

- The proposal is consistent with the objectives and guidelines for sensitive infill contained in Development Permit Area 15A: Intensive Residential – Small Lot of the *Official Community Plan 2012* (OCP).

BACKGROUND

Description of Proposal

The proposal is for a small lot house. Specific details include:

- two-storey building
- contemporary design with elements such as horizontal lines, a flat roof, exposed wood beams and large windows facing the street
- exterior materials include cedar and stucco siding, wood fascia boards, beams and soffits
- parking would be provided between the existing and new houses with a shared access driveway
- new hard and soft landscaping would be introduced.

Sustainability Features

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

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with the small lot house proposal.

Public Realm Improvements

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

Existing Site Development and Development Potential

The site is currently in the R1-B Zone, Single Family Dwelling District.

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.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area 15A: Intensive Residential – Small Lot. The proposed design of the new small lot house is consistent with the *Design Guidelines for Small Lot House* (2002).

The proposal is for a two-storey single family house. The small lot house has a contemporary design incorporating architectural elements such as horizontal lines, a flat roof, exposed wood beams and large windows facing the street. Windows are maximized on the front elevation and minimized at the rear and on the side facing the adjacent existing single family house.

The required number of parking stalls would be provided between the existing house conversion and the proposed small lot house with a shared access off Woodstock Avenue. The new small lot house would have one stall located in a car port under the second storey.

The applicant is proposing a mix of hard and soft landscaping in the front and rear yards of both properties. Permeable pavers are proposed for the driveway and parking stalls.

CONCLUSIONS

The proposal is to construct a new small lot house and is consistent with Development Permit Area 15A: Intensive Residential – Small Lot. The small lot house is a form of sensitive infill development and, despite not being of traditional style, fits in with the existing neighbourhood. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

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

Respectfully submitted,



Rob Bateman, Planner
Development Services Division

am



Jonathan Tinney, Director
Sustainable Planning and Community
Development



Report accepted and recommended by the City Manager:

Date: October 6, 2015

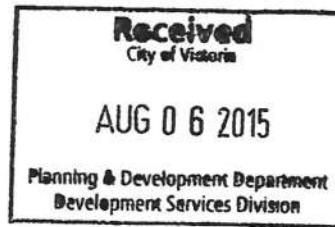
List of Attachments

- Zoning map
- Aerial map
- Applicant's letter 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.

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 $\pm 1237 \text{ m}^2$ [$\pm 13,315 \text{ ft}^2$] property in to one 318.06 m^2 lot for the new residence conforming to R1S2, and one 918.86 m^2 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

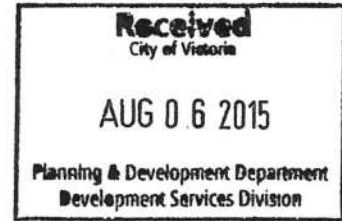
The proposal contains a 6 bike rack for use by the multi-family residence for guests, as required by the Bylaw. The original 59 Cook Street contains class A bike parking facilities for its tenants in the lower floor area formerly the "Chinaman's Suite".

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.

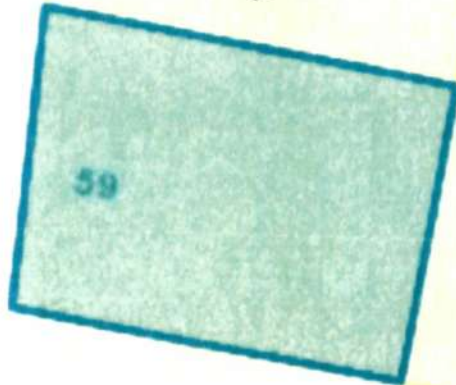
Received
City of Victoria

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.

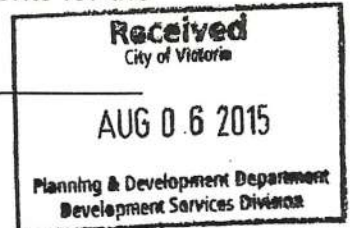
**Note that petitions that are more than six months old will not be accepted by the City. It is the applicant's responsibility to obtain new petitions in this event.

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

property located at 59 Cook St.

to the following Small Lot Zone: R1S2

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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.

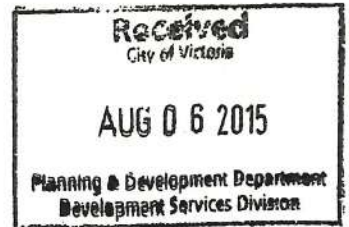
Comments:

Everything looks good.

June 18/15
Date

[Signature]
Signature

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

Received
City of Victoria

AUG 0 6 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

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:

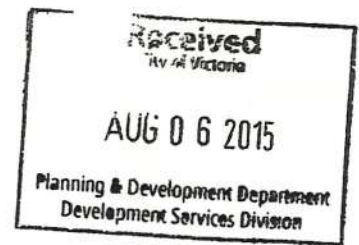
☒ I support the application.

☐ I am opposed to the application.

Comments:

June 18/2015
Date

M. / Romanine
Sharon Romanine
Signature



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 R!S2, 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.

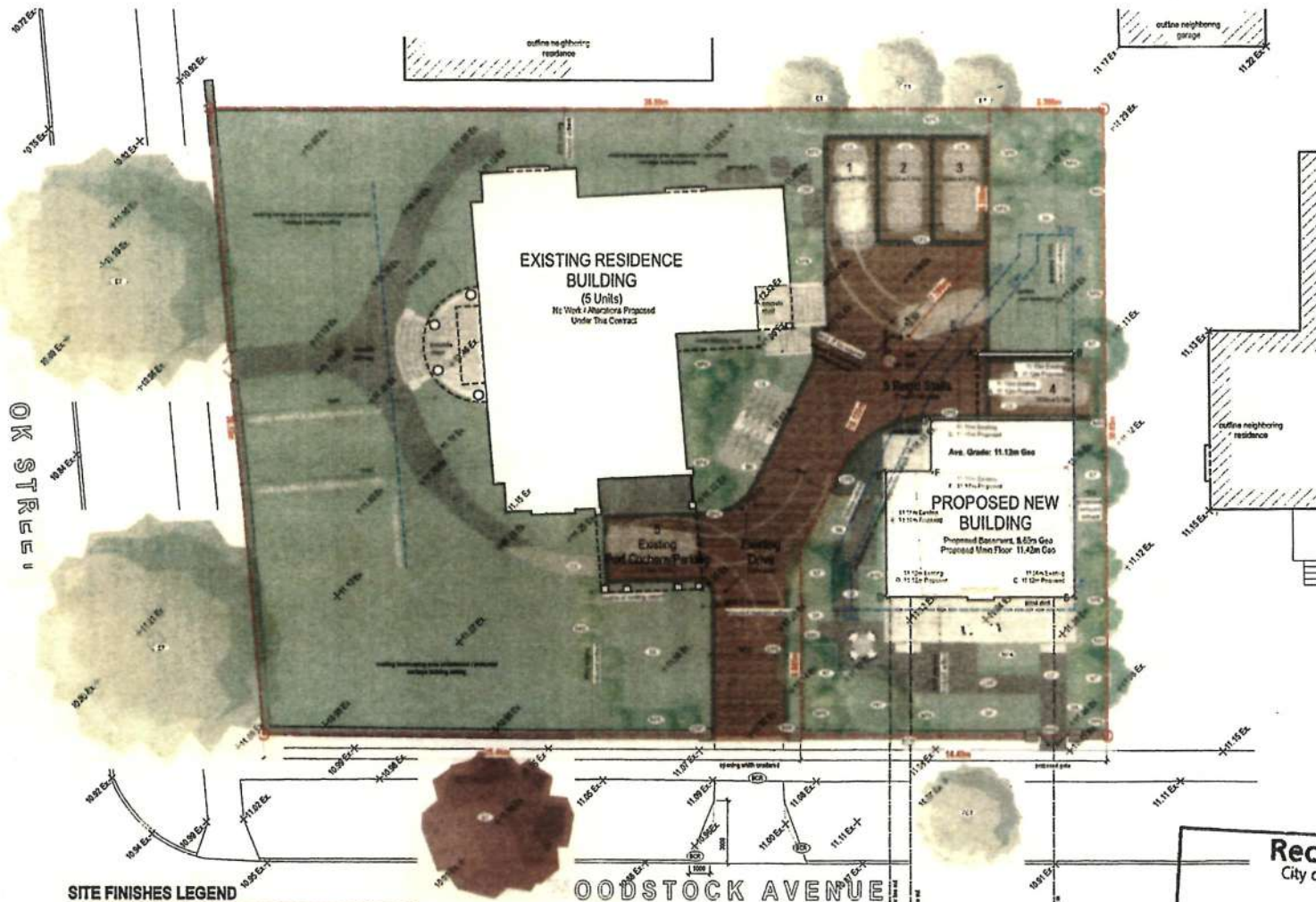
Conrad Nyren
59 Cook Street
April 10, 2015



DELIVERED BY HAND APRIL 10, 2015 TO:

35 COOK STREET [REDACTED] 1 THRU 9

1157 WOODSTOCK UNITS 1 THRU 7



LEGAL DATA

CLIENT Corrad Nyan Unit 3 - 59 Cook Street, Victoria BC V8V 3W7	LEGAL ADDRESS Lot 2, Fairfield Farm Estate, Victoria, Plan 9296
CIVIC ADDRESS 59 Cook Street, Victoria BC	SURVEY INFORMATION Based on legal survey by Project & Associate B.C. Land Surveyors: file 9171 - 4

PROJECT DATA - PROPOSED SMALL LOT

REFERENCE ZONING	PROPOSED PROJECT	VARIANCES
ZONING R1-02	R1-02	
site area (m²) min. 240 m ²	310.01 m ²	
site coverage % max. 40 %	33.9 % (100%)	
lot frontage at street (m) min. 10 m	14.42 m	
open site space % (hardcore)	n/a	
total floor area (m²) max. 190 m ²	121.29 m ² (54.11 m ² main & 77.28 m ² upper)	
floor space ratio 0.80:1	0.42:1	
height of building (m) max. 7.5 m	6.5 m	
number of stories 2 stories	2 stories	
parking stalls on site 1 for new single family home as per Schedule C	access by proposed easement	
bicycle parking n/a	n/a	
SETBACKS		
front (m) 6.6 m	6.6 m (Windward Ave.)	
rear (m) 6.6 m	11.81 m	
side (wind & east) 1.5 m	1.5 m (wind - no setback) 2.0 m (wind - setback)	

PROJECT DATA - EXISTING PARCEL REMAINDER

CURRENT ZONING	EXISTING PARCEL REMAINDER	VARIANCES
ZONING R1-02	R1-02	
site area (m²) max. 400 m ²	910.18 m ²	
site coverage % max. 40 %	~ 25.27 % (a 202 21 m ² existing)	
site width (m) 15m	30.15 m	
open site space % (hardcore)	n/a	
total floor area (m²) max. 420 m ² for all floors (for lots greater than 600 m ²)	a 254 m ² existing unroofed	
floor space ratio n/a	n/a	
height of building (m) max. 7.5 m	existing unroofed	
number of stories 2 stories	2 stories	
parking stalls on site as per Schedule C 0.6 stall per dwelling + 1 unit = 4 spaces for 10 Cook	access by parking through a proposed easement	
bicycle parking 1 per unit plus a 6-space rack	1 class A per unit in basement, plus a 6-space guest rack	
SETBACKS		
front (m) 7.5 m	11.82 m (Cook St) (existing unroofed)	
rear (m) 7.5 m or 25% of lot depth (whichever is greater)	proposed evidence for driveway required 7.5m setback by 1.5m to equal a 4.5m proposed setback	
side (north) 1.5 m or 10% of the lot width (whichever is greater)	2.83 m (existing unroofed)	
side (south) 2.5 m or 10% of the lot width (whichever is greater)	8.82 m (Windward Ave.) (existing unroofed)	

SITE FINISHES LEGEND

1. Proposed example materialized sidewalk reveal at existing site vehicle entry - refer to site plan for full new access dimensions and secondary side of new access
2. 100/200 power poles, in vehicle access the existing pole location treated as utility space of grade for water penetration - see landscaping plan for details
3. Show existing sewerage (for house) in parking spaces & pathways - parking spaces the power above barriers to match vehicle access - see landscaping plan for details
4. concrete parking, paths & main entry paths - see landscaping plan for details
5. 600/400 concrete power pathways - see landscaping plan for details
6. existing lawn/normal concrete landscape - will be remain as existing
7. existing 610/110/220 above pillars at driveway entry to remain as existing
8. new 100mm high wood poles at 610/110/220 above pillars to match driveway entry - see landscaping plan for details
9. new wood finish site retaining / primary fencing - see landscaping plan for details
10. eight 100mm 2' x 4' timber like storage / timber like 1' x 4' timber from multiple dwellings
11. existing trees to be maintained
12. existing trees to show probability in building and to be protected, grade to be maintained at base of tree - see landscaping plan for details
13. approximate location of new tree planting - see landscaping plan for details
14. approximate location of new groundcover / driveway planting area - see landscaping plan for details
15. marked or marked green areas - see landscaping plan for details

1 Site Plan
A1.0 Scale: 1:100

Received
City of Victoria
SEP 15 2015
Planning & Development Department
Development Services Division

AVERAGE GRADE CALCULATIONS

SEQUENCE	Start	Finish	Average	Distance	Factor	Total Factor	Perimeter	Average of the (Total Factor / Perimeter)
1	11.12	11.12	11.12	4.00	10.94	43.76	43.76	11.12
2	11.12	11.12	11.12	12.40	10.94	135.46	43.76	11.12
3	11.12	11.12	11.12	8.00	10.94	87.52	43.76	11.12
4	11.12	11.11	11.12	8.00	10.94	87.52	43.76	11.12
5	11.11	11.10	11.10	2.00	10.94	21.88	43.76	11.10
6	11.11	11.11	11.11	1.00	10.94	10.94	43.76	11.11
7	11.11	11.12	11.12	8.00	10.94	87.52	43.76	11.12
8	11.12	11.12	11.12	4.00	10.94	43.76	43.76	11.12
9	11.12	11.12	11.12	4.00	10.94	43.76	43.76	11.12
10	11.12	11.12	11.12	4.00	10.94	43.76	43.76	11.12
11	11.12	11.12	11.12	4.00	10.94	43.76	43.76	11.12
12	11.12	11.12	11.12	4.00	10.94	43.76	43.76	11.12
13	11.12	11.12	11.12	4.00	10.94	43.76	43.76	11.12
14	11.12	11.12	11.12	4.00	10.94	43.76	43.76	11.12
15	11.12	11.12	11.12	4.00	10.94	43.76	43.76	11.12
16	11.12	11.12	11.12	4.00	10.94	43.76	43.76	11.12
17	11.12	11.12	11.12	4.00	10.94	43.76	43.76	11.12
18	11.12	11.12	11.12	4.00	10.94	43.76	43.76	11.12
19	11.12	11.12	11.12	4.00	10.94	43.76	43.76	11.12
20	11.12	11.12	11.12	4.00	10.94	43.76	43.76	11.12
21	11.12	11.12	11.12	4.00	10.94	43.76	43.76	11.12
22	11.12	11.12	11.12	4.00	10.94	43.76	43.76	11.12
23	11.12	11.12	11.12	4.00	10.94	43.76	43.76	11.12
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Hillal architects

Small Lot at 59 Cook Street

Project Data - Site Plan



Cook Street - Subject Property Existing Residence



Woodstock Avenue - Adjacent Neighboring Properties Across Street



Woodstock Avenue - Subject Property Existing Residence



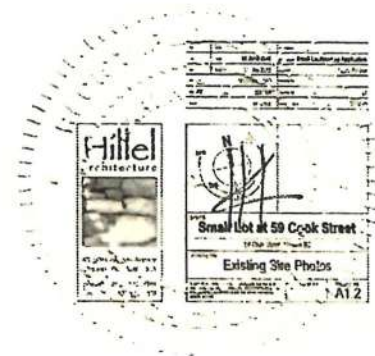
Woodstock Avenue - Subject Property & Project Area

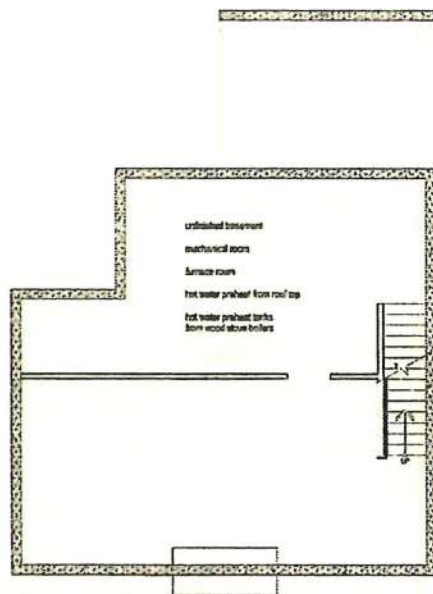


Woodstock Avenue - Adjacent Neighboring Properties

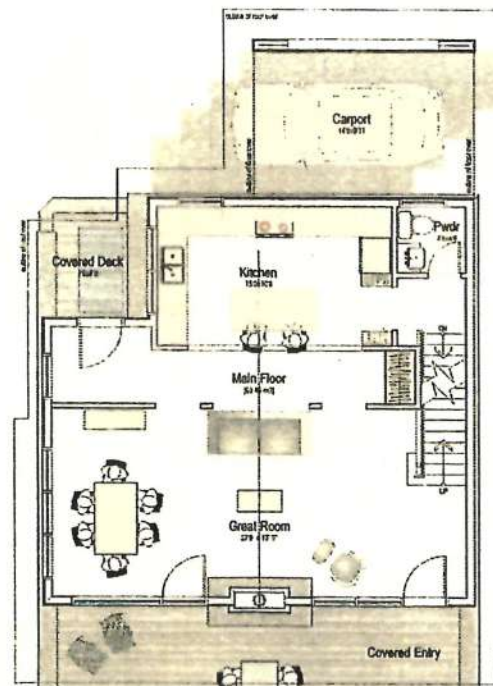


Woodstock Avenue - Neighboring Properties

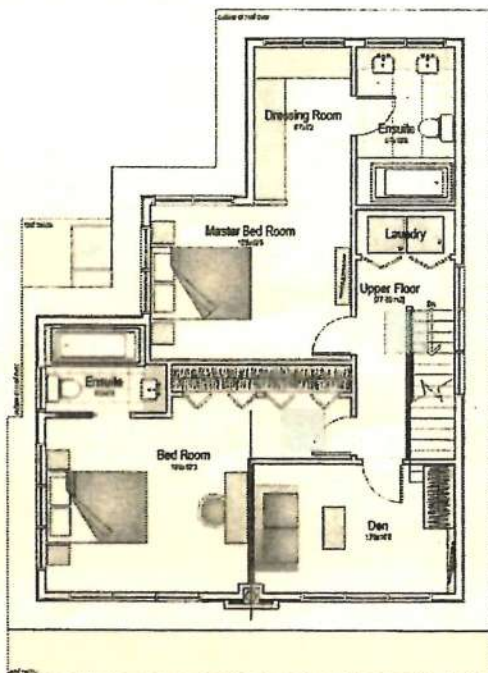




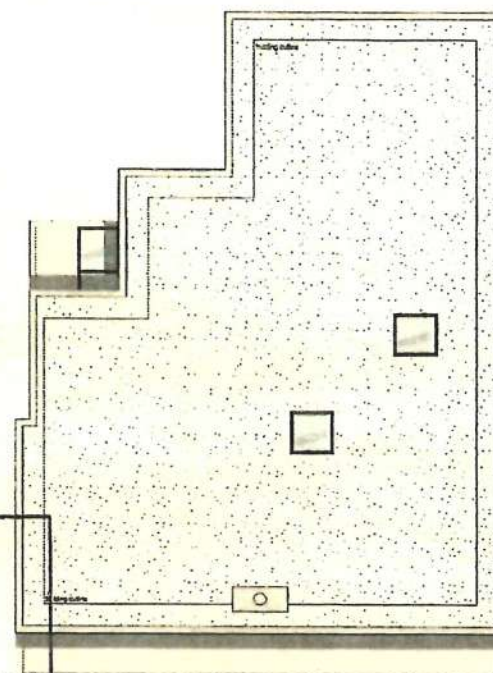
1 Basement Floor Plan
A2.1 Scale: 1:50



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

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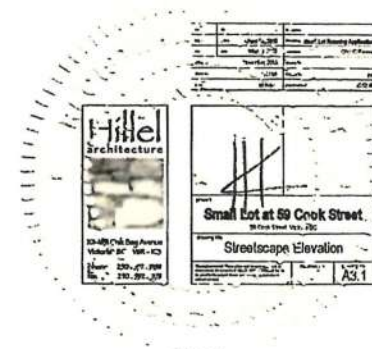
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Development Services Division





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

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Development Services Division



ELEVATION FINISH LEGEND

List of finishes typical of all elevations

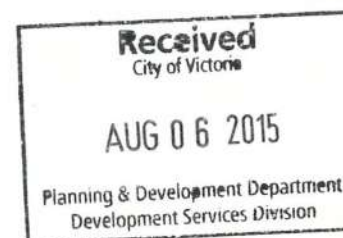
- (01) Pre-finished metallic gray steel finishing
- (02) Wood frame boards - clear Sitka Spruce Cold finish
- (03) Exposed wood beams - clear Sitka Spruce Cold finish
- (04) Exposed cedar soffits - warm gray stain, c/w perforated metal perimeter vent strip
- (05) Cement based stucco, smooth finish -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

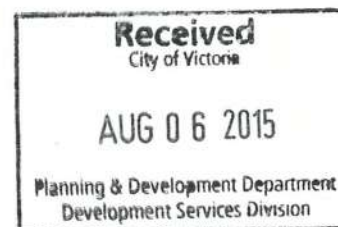
- (01) Pre-finished metallic gray steel flashing
- (02) Wood fascia boards - clear Sikens Cold finish
- (03) Exposed wood beams - clear Sikens Cold finish
- (04) Exposed cedar soffits - warm gray stain, clear prefinished metal perimeter vent strip
- (05) Cement based stucco, smooth brush finish - light gray colour
- (06) Cedar siding - 100mm exposure - warm charcoal gray stain colour
- (07) Exposed board-form concrete chimney - stained finish
- (08) Wood window units & doors w/te glassing panes - clear Sikens Cold 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



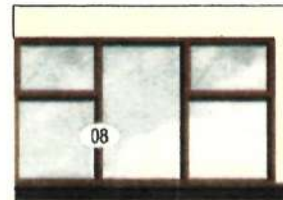
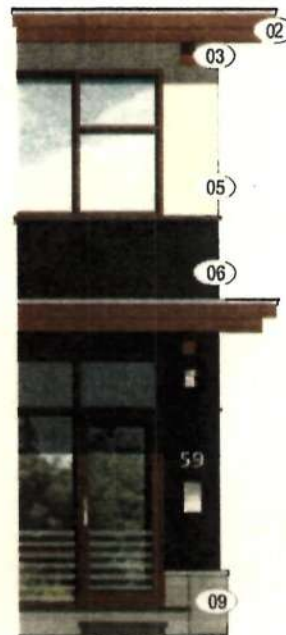
1 Rear Elevation (North)
A3.3 Scale: 1:50



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



Colour And Materials Palette



ELEVATION FINISH LEGEND

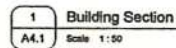
List of finishes typical of all elevations

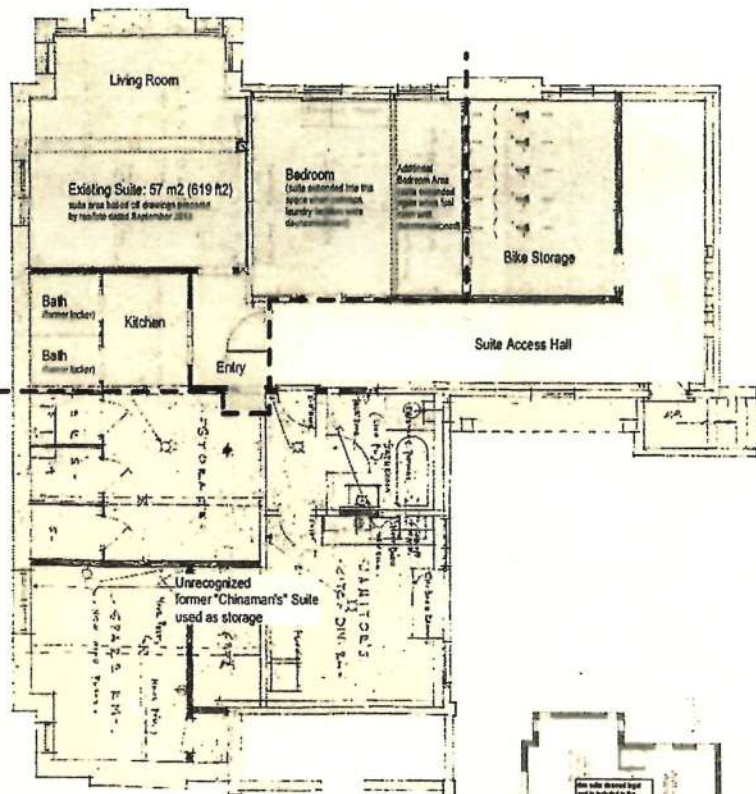
- 01 Pre-finished metallic gray steel flashing
- 02 Wood fascia boards - clear Sikksens Cetol finish
- 03 Exposed wood beams - clear Sikksens Cetol finish
- 04 Exposed cedar soffit - warm gray stain, c/w prefinished metal perimeter vent strip
- 05 Cement based stucco, smooth trowel finish - light gray 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



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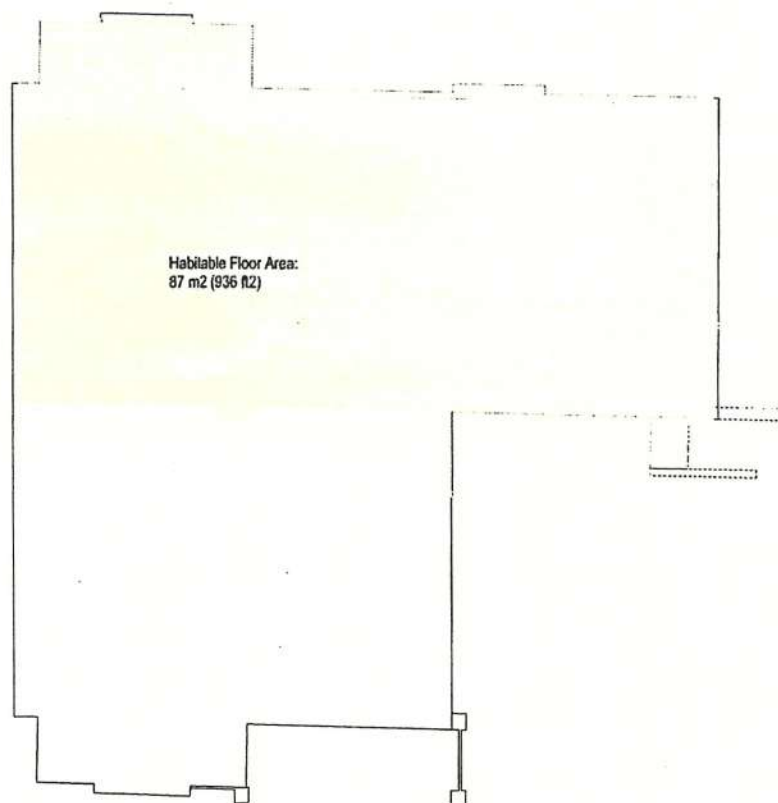
Planning & Development Department
Development Services Division





Existing Basement Floor Plan (By Others)

Scale: 1:50



Existing Basement Floor Area

Scale: 1:50

LEGAL DATA

CLIENT
Conrad Hyman
Unit 3 - 59 Cook Street, Victoria BC V8V 3W7

CIVIC ADDRESS
59 Cook Street, Victoria BC

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	REMARKS
ZONING	R1-B	R1-B	
site area (m ²)	min. 400 m ²	916 m ²	
site coverage %	max. 40 %	± 25.21 % (± 222.21 m ² existing)	
site width (m)	15m	20.15 m	
open site space % (undeveloped)	n/a	-	
total floor area (m ²)	max. 420 m ² for all floors (for lots greater than 100 m ²)	± 253 m ² existing unutilized	
floor space ratio	n/a	-	
height of building (m)	max. 7.5 m	existing unutilized	
number of stories	2 stories	2 stories	
parking stalls on site	as per Schedule C: 6 stalls per dwelling + 5 units = 4 spaces for 10 Cars	access to parking through a reciprocal driveway	
bicycle parking	1 per unit plus a 4-space rack	1 space A per unit in basement, plus a 4-space ground rack	
SETBACKS:			
front (m)	7.5 m	11.92 m (Cook St.) (existing unutilized)	
rear (m)	7.5 m or 25% of lot depth (whichever is greater)	residential reference for setbacks required 7.5m setback by 2.5m to equal a 5.0m required setback	
side (m)	1.5 m or 10% of the lot width (whichever is greater)	2.52 m (existing unutilized)	
side (m)	3.5 m or 10% of the lot width (whichever is greater)	6.82 m (Windward Area) (existing unutilized)	

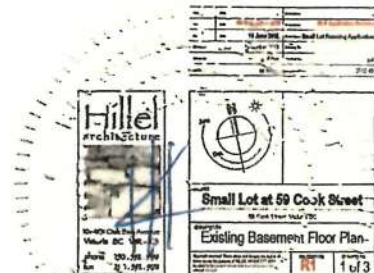
SCHEDULE 'G' - HABITABLE AREA

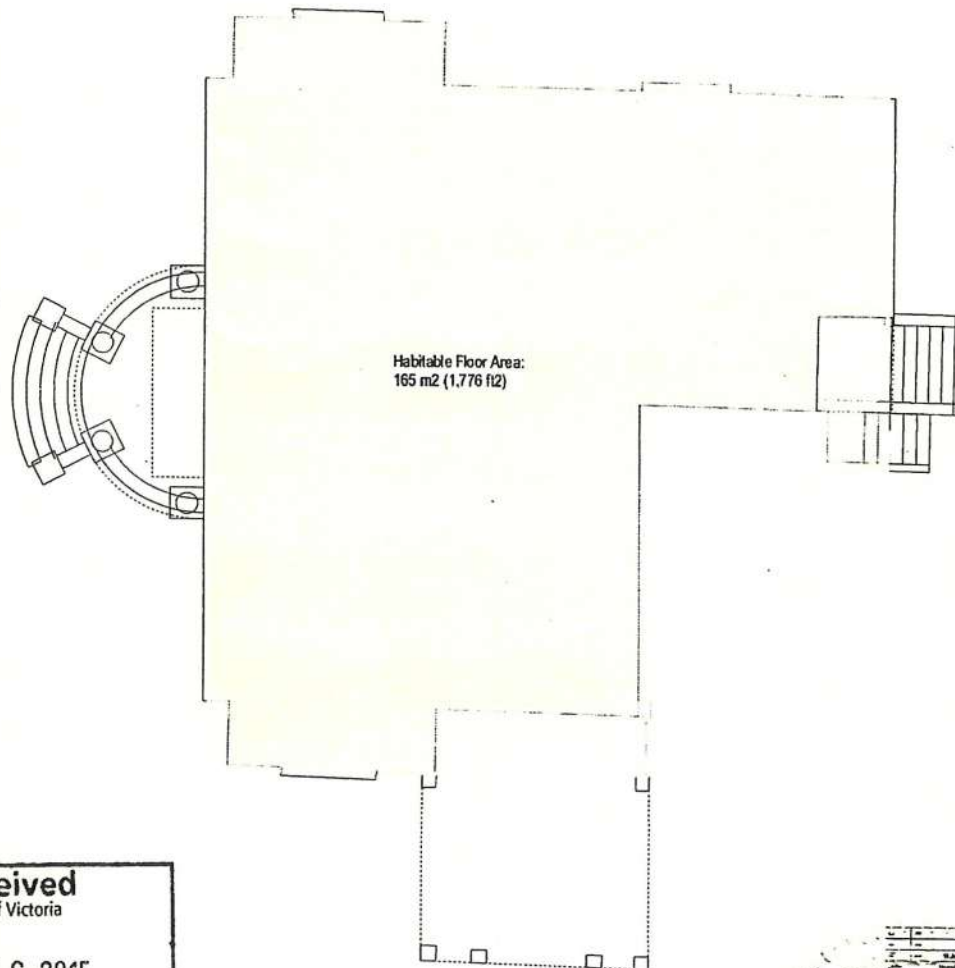
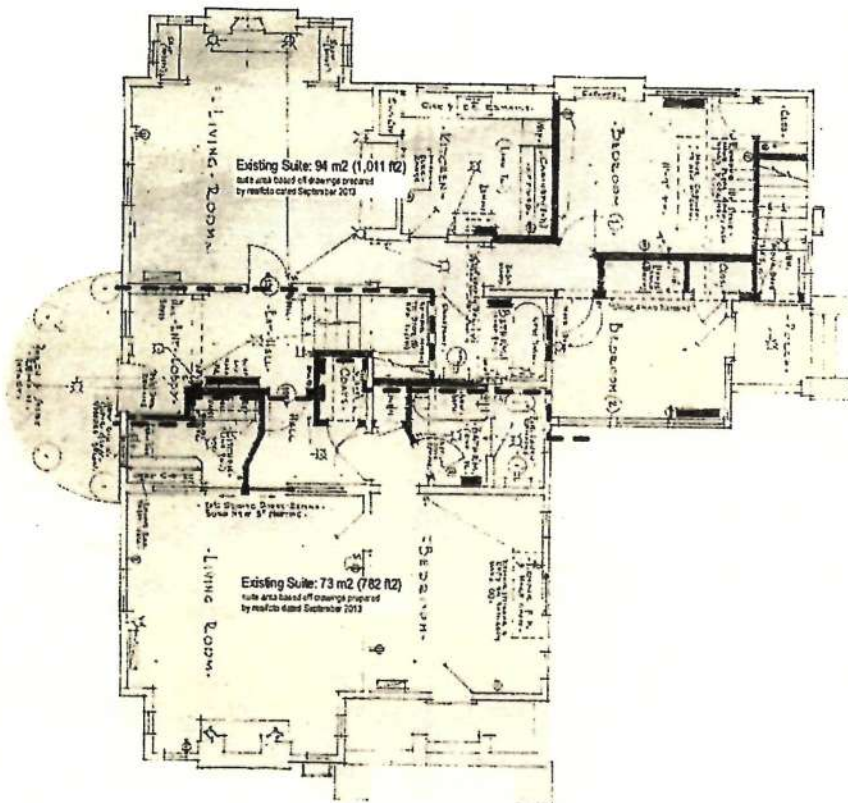
	CURRENT ZONING	EXISTING PARCEL
HABITABLE FLOOR AREA:		
Basement	-	87 m ² (936 ft ²)
First Floor	-	105 m ² (1,134 ft ²)
Second Floor	-	103 m ² (1,117 ft ²)
Total	495m ² ± 5 dwelling units allowable as per Schedule 'G'	495 m ² (5,329 ft ²) 5 existing dwelling units

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1 Existing First Floor Plan (By Others)
Scale: 1:50

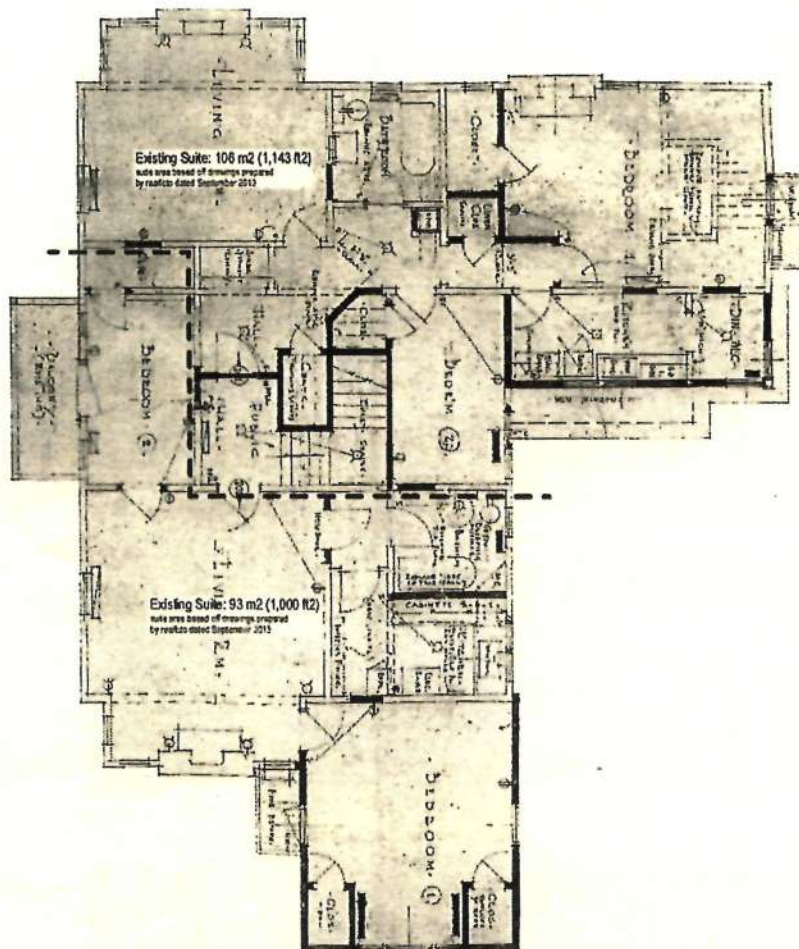
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2 Existing First Floor Area
Scale: 1:50

<p>Hillel architecture</p> <p>63-599 Oak Bay Avenue Victoria BC V8L 4K3 phone 250.381.788 fax 250.381.777</p>	<p>Project: Small Lot on Cook Street</p> <p>Location: 50 Cook Street, Victoria BC</p> <p>Existing First Floor Plan</p>
	<p>Scale: 1:50</p>
	<p>Drawn by: [Signature]</p>
	<p>2 of 3</p>

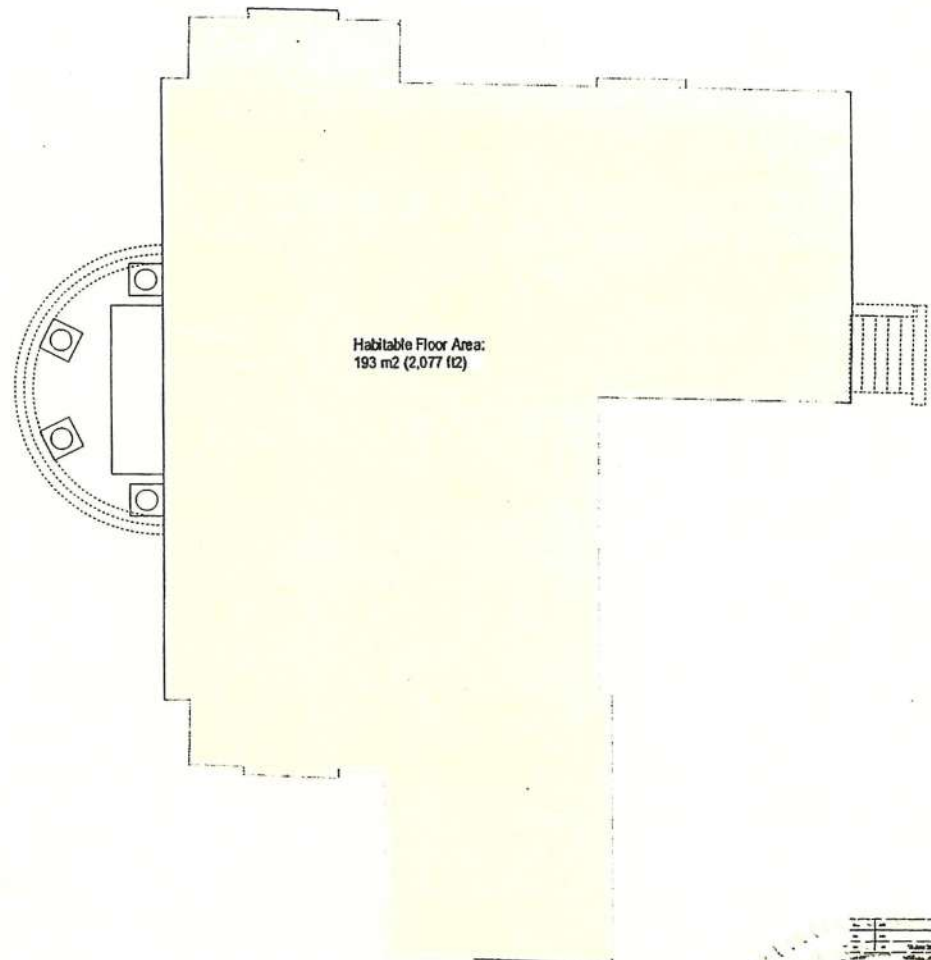


1 Existing Second Floor Plan [By Others]
Scale: 1:50

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2 Existing Second Floor Area
Scale: 1:50

Hillel architects/llc 22-275 Old Bay Avenue Victoria BC V8M 1J3 phone 250-257-7799 fax 250-257-7798		Project: Small Lot at Cook Street 25 Cook Street Victoria BC Drawing: Existing Second Floor Plan Date: 3 of 3
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