



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 Variance Permit Application No. 00156 for 59 Cook Street

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice, allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00488, if it is approved, Council consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00156 for 59 Cook Street, in accordance with:

1. Plans date stamped September 15, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances for the existing parcel remainder:
 - a. Part 1.2.5 (b): Reduce the rear yard setback from 7.55m to 4.6m;
 - b. Schedule "C" (9): Reduce the parking aisle width from 7m to 3.6m;
 - c. Schedule "G" (5)(a): Reduce the rear yard landscaping minimum from 33% to 24.5%;
 - d. Schedule "G" (5)(c): Reduce the rear lot line landscaping for unenclosed parking from 1.5m wide and 1.8m high to 0m for both.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 922 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the Permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 59 Cook Street. The proposal is create two lots, retaining the existing five-unit house conversion on the R1-B lot and constructing one new small lot house. The variances being requested to facilitate the two-lot subdivision are related to rear yard setbacks, parking aisle width, and rear yard landscaping.

The following points were considered in assessing this Application:

- The requested variances associated with the existing multiple dwelling house conversion are to reduce a rear yard setback (east side), reduce the parking aisle width and remove the rear yard lot line landscaping requirement.
- The proposed variances are required to facilitate the retention of the existing building and are a result of the introduction of a new property line and reconfigured parking and do not result in any changes to the actual building, which is proposed for heritage designation in conjunction with the Rezoning Application associated with this property.

BACKGROUND

Description of Proposal

The proposed variances are associated with the existing house conversion and are related to:

- reducing the rear yard (east) setback of the existing house
- reducing the parking aisle width (stall 5)
- reducing the rear yard landscaping area
- removing the screening requirement for parking along the rear lot line adjacent to the new small lot.

In addition, the following differences from the current R1-B Zone are existing non-conforming conditions:

- reduced side yard (north) setback from 3.03m to 2.83m
- reduced minimum floor area required for five units in a conversion from 445m² to 358m².

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 Development Permit Application.

Existing Site Development and Development Potential

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

Data Table

The following data table compares the proposed lot for the existing house conversion with the R1-B Zone. A single asterisk is used where a variance is being proposed. Two asterisks signify existing non-conforming conditions.

Zoning Criteria	Proposal	Zone Standard R1-B
Parcel Remainder (Existing House Conversion)		
Existing Site area (m ²) - minimum	1237	460
Proposed Site area (m ²) - minimum	909.5	460
Lot width (m) - minimum	30.03	15
Storeys - maximum	2	2
Site coverage % - maximum	25.53	40
Setbacks (m) - minimum		
Front (Cook St)	9.54	7.5
Rear (east)	4.6 *	7.55
Side (north)	2.83 **	30.3
Side on flanking street (Woodstock Ave)	6.82	3.5
Parking - minimum	4	4
Parking aisle width	3.6 (stall 5)*	7
Bicycle parking stalls – Class 1 (minimum)	5	5
Bicycle parking stalls – Class 2 (minimum)	8	6
Screening of surface parking - rear yard (minimum)	0 *	1.5 wide 1.8 high
Minimum floor area required for a five-unit conversion (m ²)	358 **	445
Minimum floor area for each unit (m ²)	57	33
Landscaping of total site (%)	51.6	30
Landscaping of rear yard (%)	24.5 *	33

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.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Rear Yard Setback Variance

The applicant is requesting to reduce the rear yard setback of the existing house conversion from 7.55m to 4.6m. This would allow a subdivision to create a new small lot while retaining the existing building. The location of the new house in relation to the existing building helps mitigate potential concern over privacy between the two buildings.

Parking Aisle Width Variance

The applicant is requesting a variance to reduce the required parking aisle width from 7m to 3.6m for stall 5. Staff recommend for Council's consideration that this is supportable because the car will still be able to pull out by backing into the driveway itself.

Rear Lot Line Landscaping Variance

The applicant is requesting a variance to reduce the rear lot line landscaping for unenclosed parking from 1.5m wide and 1.8m high to 0m for both. The rear lot line is located on the shared driveway access making it challenging to have landscaping without obstructing traffic.

Given that the impact of this variance will be on the new small lot house and not on an existing neighbour and that it will be mitigated with the introduction of landscaping on the small lot property, staff recommend for Council's consideration that this variance is supportable.

Rear Yard Landscaping Variance

The applicant is requesting a variance to reduce the rear yard landscaping from 33% to 24.5%. This is due to the shared driveway access, which is of a high quality. The overall site landscaping requirement for the lot would be exceeded (51.6% instead of 30%).

CONCLUSIONS

This proposal to construct a new small lot house requires variances associated with the existing house conversion. The variances will have a minor impact. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00156 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:

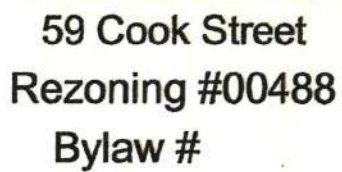


Date:

October 6, 2015

List of Attachments

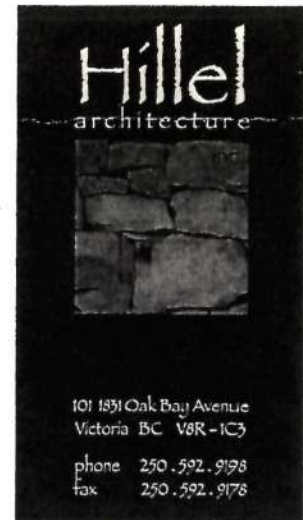
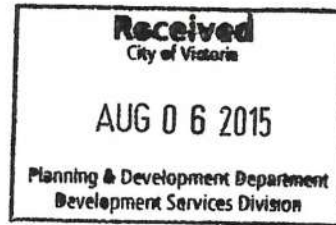
- Zoning map
- Aerial map
- Applicant's letter Mayor and Council dated July 7, 2015
- Minutes from Fairfield-Gonzales Community Association meeting (May 25, 2015)
- Small Lot Housing Rezoning Petition
- Plans dated September 15, 2015.



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 ques 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

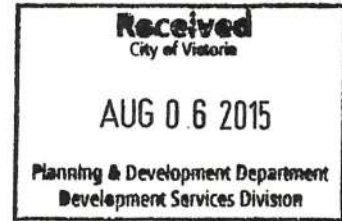
The proposal contains a 6 bike rack for use by the multi-family residence for guests, as required by the Bylaw. The original 59 Cook Street contains class A bike parking facilities for its tenants in the lower floor area formerly the "Chinaman's Suite".

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.

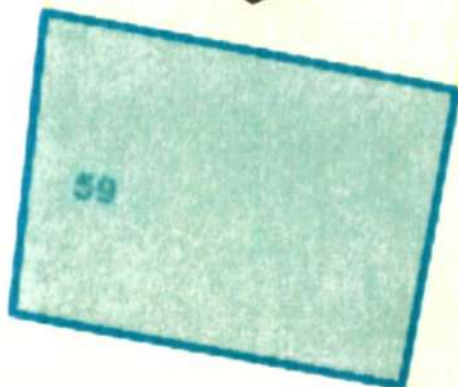
Received
City of Victoria

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

Received
City of Victoria

AUG 06 2015

Planning & Development Department
Development Services Division

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

Received
City of Victoria

AUG 06 2015

Planning & Development Department
Development Services Division

SMALL LOT HOUSE REZONING PETITION

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

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

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) 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.

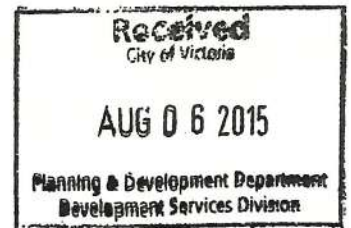
Comments:

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

Received
City of Victoria

AUG 0 6 2015

Planning & Development Department
Development Services Division

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.

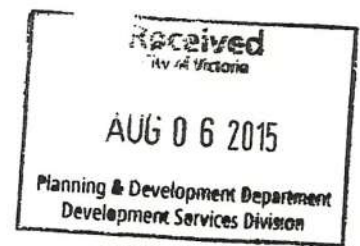
☐ I am opposed to the application.

Comments:

June 18/2015
Date

M. Romanine
Sharon Romanine
Signature

REZONING AND DEVELOPMENT PROPOSAL FOR 59 COOK STREET



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 RIS2, 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"

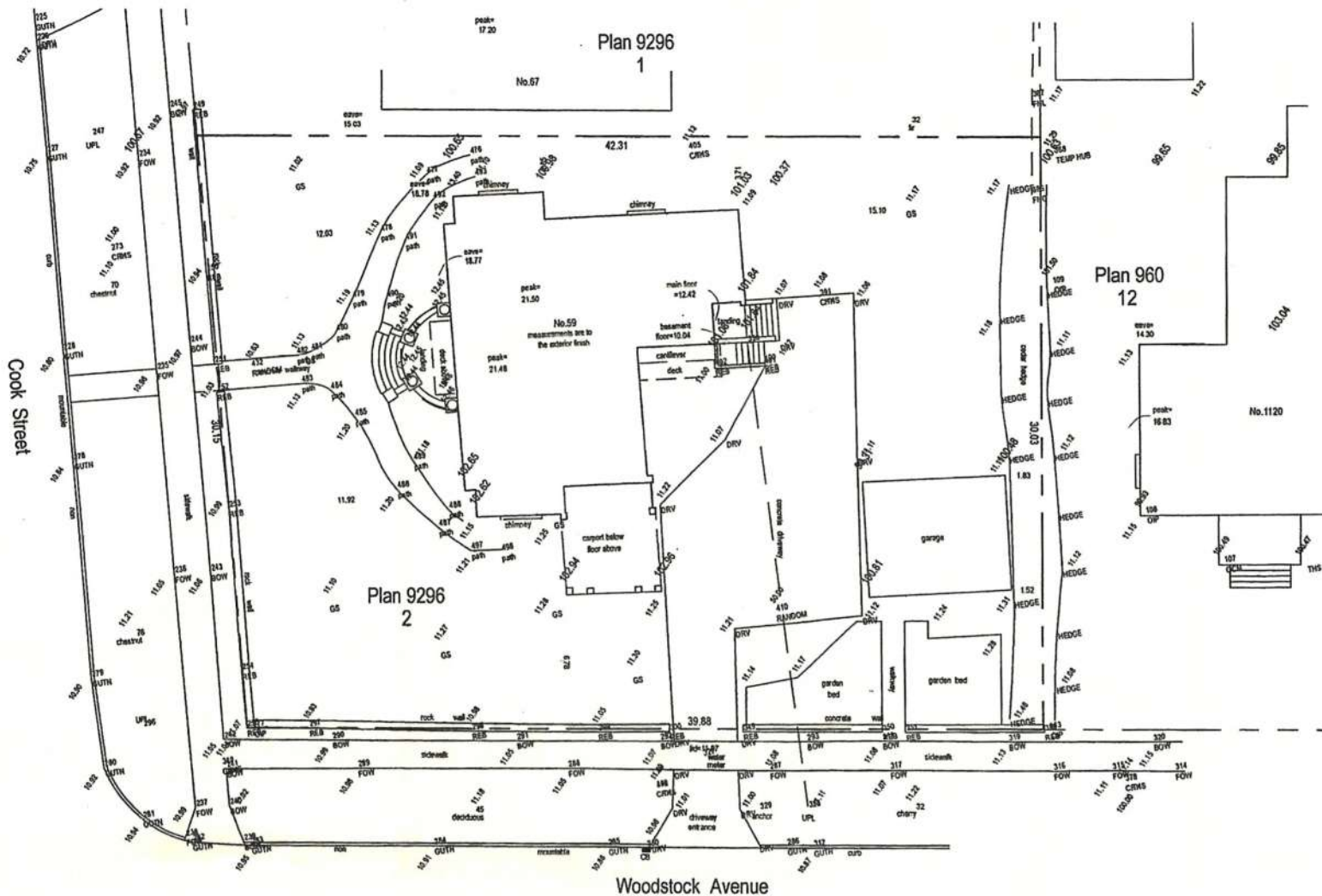
Please email or phone me to set up a time to meet, and thank you in advance for your time and consideration.

Conrad Nyren
59 Cook Street
April 10, 2015
email: [REDACTED]

DELIVERED BY HAND APRIL 10, 2015 TO:

35 COOK STREET UNITS 1 THRU 9

1157 WOODSTOCK UNITS 1 THRU 7



1 Existing Site Survey Plan
A1.1 Scale: 1:100

LEGAL DATA

CLIENT
Corrad 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 9296
SURVEY INFORMATION
based on legal survey by Powell & Associates
B.C. Land Surveyors, file 9171 - 4



2 Context Site Plan
A1.1 Not to Scale

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





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

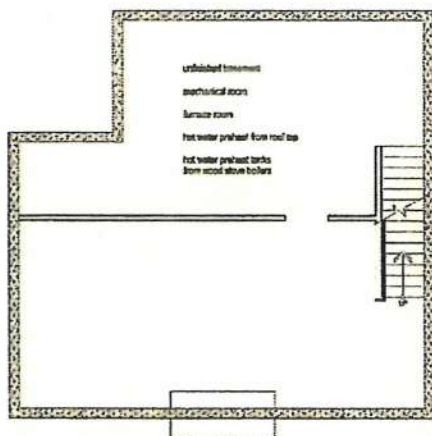


Woodstock Avenue - Adjacent Neighboring Properties

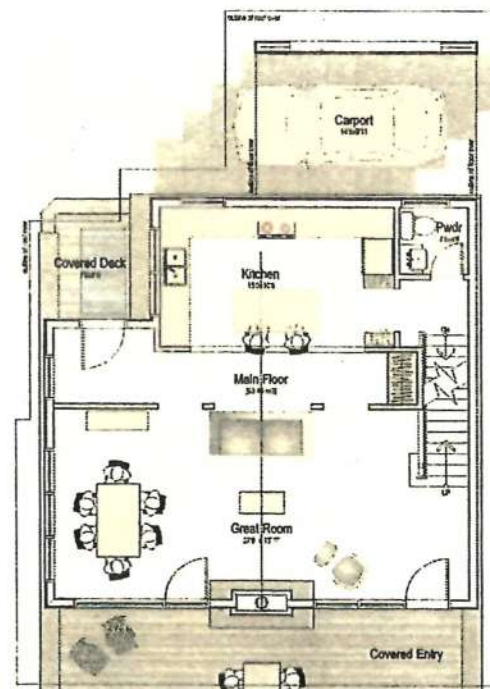


Woodstock Avenue - Neighboring Properties

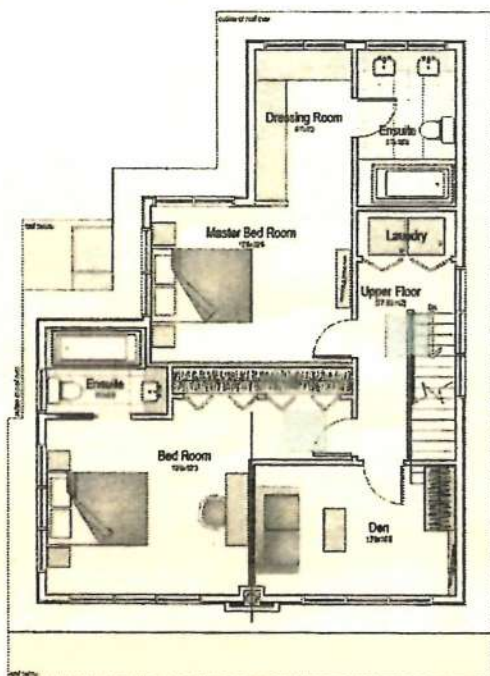




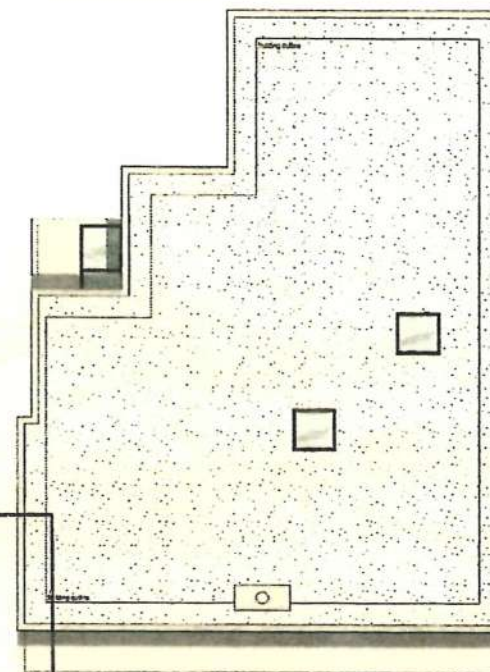
1 Basement Floor Plan
A2.1 Scale: 1:50



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

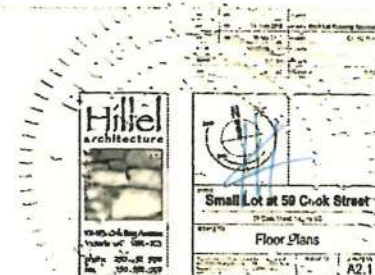


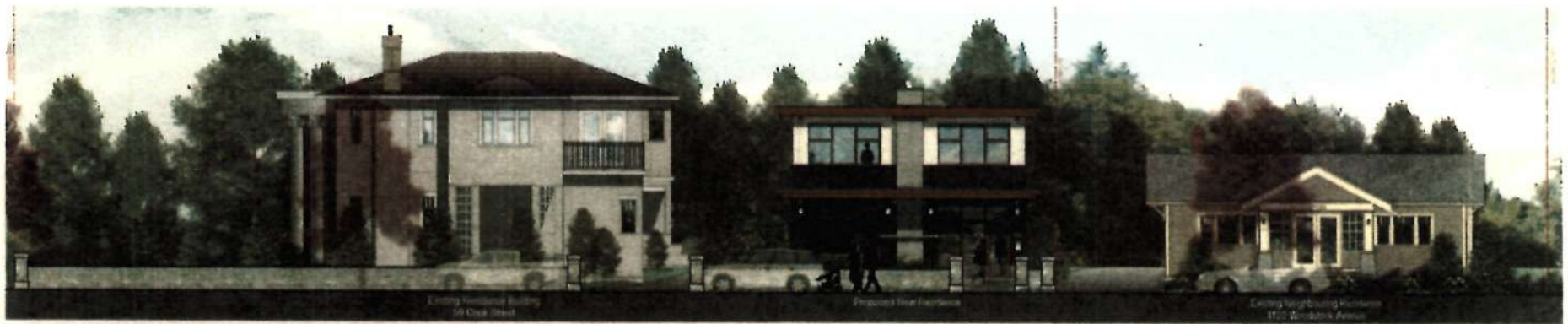
3 Upper Floor Plan
A2.1 Scale: 1:50



3 Roof Plan
A2.1 Scale: 1:50

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

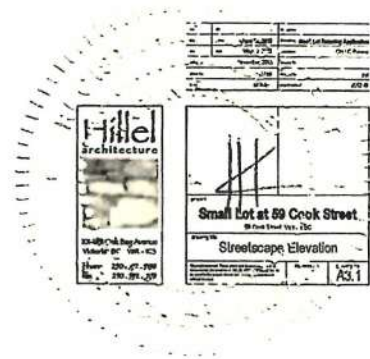




1	Streetscape Elevation - Woodstock Ave
A3.1	Scale: 1:75

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 frame boards - clear Sikkens Cedar finish
- 03 Exposed wood beams - clear Sikkens Cedar finish
- 04 Exposed cedar walls - warm gray stain, clear prefinished metal perimeter vent strip
- 05 Cement based stucco, smooth finish - light gray color
- 06 Cedar siding, 100mm exposure - warm charcoal gray stain color
- 07 Exposed board-form concrete chimney - stained finish
- 08 Wood window units & doors - clear glass, smooth - clear Sikkens Cedar finish
- 09 Exposed board-form concrete elements - stained finish
- 10 Natural stone retaining walls to match existing - Arch spec exterior
- 11 Building mounted down lighting & feature lighting
- 12 Cement based stucco, smooth finish - warm gray color



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

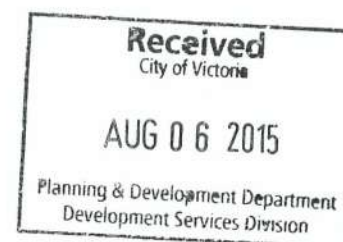
- (01) Pre-finished metallic gray steel flashing
- (02) Wood fascia boards - clear Sikhem Cedar finish
- (03) Exposed wood beams - clear Sikhem Cedar finish
- (04) Exposed cedar soffit - warm gray stain, also pre-finished metal perimeter wirt stop
- (05) Cement based stucco, smooth finish - light gray colour
- (06) Cedar siding, 100mm exposure - warm charcoal gray stain colour
- (07) Exposed board-form concrete chimney - stained finish
- (08) Wood window units & doors w/te glazing panels - clear Sikhem Cedar 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 finish - warm gray colour



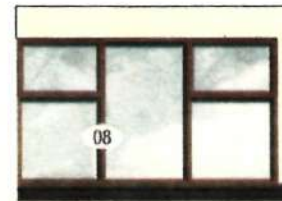
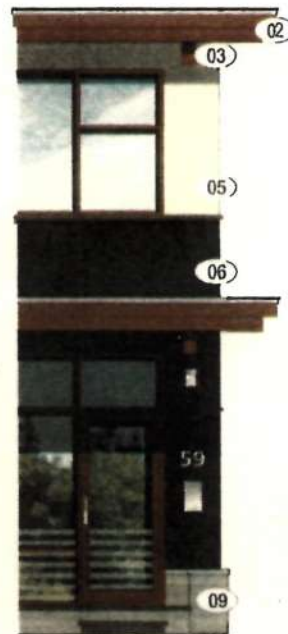
1 Rear Elevation (North)
A3.3 Scale: 1:50



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



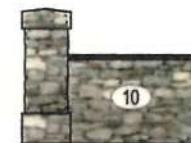
Colour And Materials Palette



ELEVATION FINISH LEGEND

List of finishes typical of all elevations

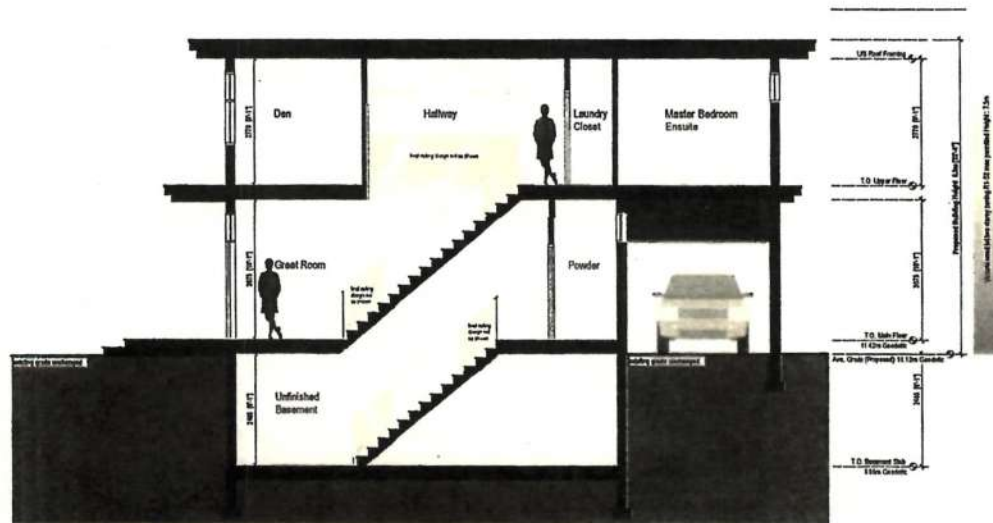
- 01 Pre-finished metallic gray steel flashing
- 02 Wood fascia boards - clear Sikken's Cetol finish
- 03 Exposed wood beams - clear Sikken's Cetol finish
- 04 Exposed cedar soffit - warm gray stain, c/w prefinished metal perimeter vent strip
- 05 Cement based stucco, smooth trowel finish - light gray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



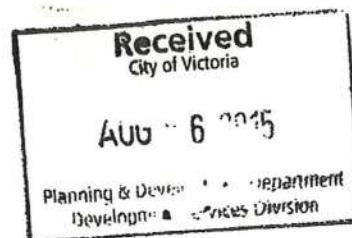
DEVELOPMENT PERMIT APPLICATION SUBMISSION
SMALL LOT AT 59 COOK STREET
 59 COOK STREET, VICTORIA BC

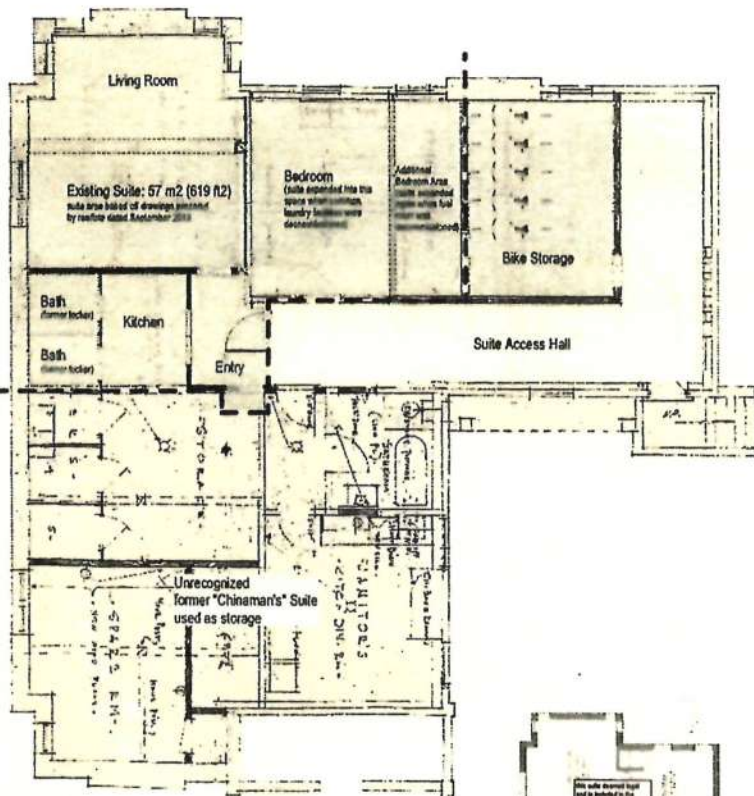
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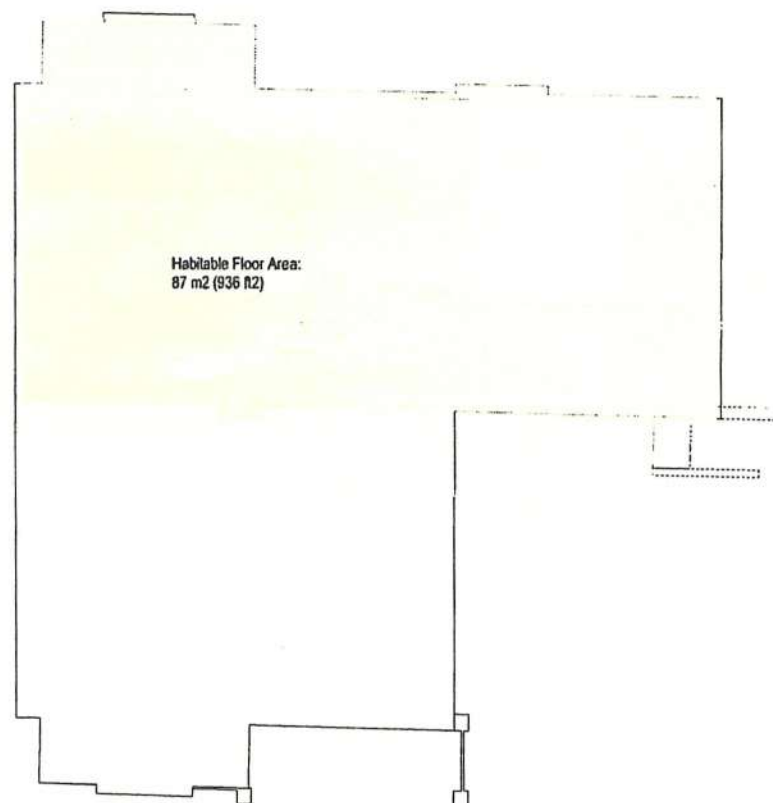


1 Building Section
A4.1 Scale: 1:50





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



2 Existing Basement Floor Area
Scale: 1:50

LEGAL DATA

CLIENT
Coastal Nymn
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 9299

SURVEY INFORMATION
based on legal survey by Power & Associates
B.C. Land Surveyors, 166 9171 - 4

PROJECT DATA - EXISTING PARCEL REMAINDER

CURRENT ZONING	EXISTING PARCEL REMAINDER	VARiances
2010000	R1-0	R1-0
site area (m2)	site 488 m2	919.86 m2
site coverage %	max. 40 %	a 25.27 % (x 722.21 m2 existing)
site width (m)	15m	28.15 m
open site area % (undeveloped)	n/a	-
total floor area (m2)	max. 420 m2 for all floors (for lots greater than 600 m2)	a 258 m2 existing unitless
floor space ratio	n/a	-
height of building (m)	max. 7.6 m	existing unitless
number of stories	2 stories	2 stories
parking stalls on site	60 per Schedule C 6.6 stalls per dwelling x 5 units = 33 stalls for 50 Cook	access to parking through a residential easement
street parking	1 per unit plus a 4-space rack	1 class A per unit in basement, plus a 4-space ground rack
SETBACKS:		
front (m)	7.5 m	11.32 m (Cook St.) (existing unitless)
rear (m)	7.5 m or 25% of lot depth (whichever is greater)	responsible variance to decrease required 7.5m setback by 3.5m to equal a 4.0m required setback
side (m)	1.5 m or 10% of the lot width (whichever is greater)	2.82 m (existing unitless)
side (m)	3.5 m or 10% of the lot width (whichever is greater)	6.82 m (Windward Ave.) (existing unitless)

SCHEDULE 'G' - HABITABLE AREA

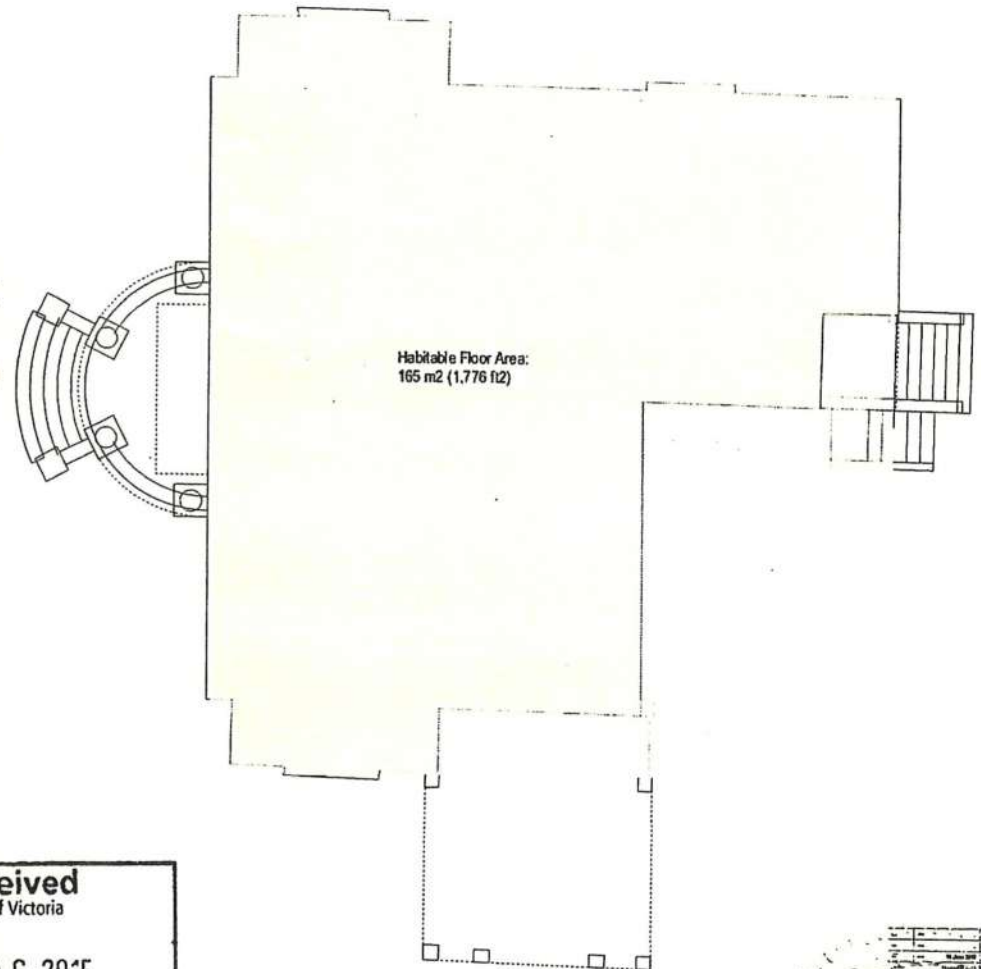
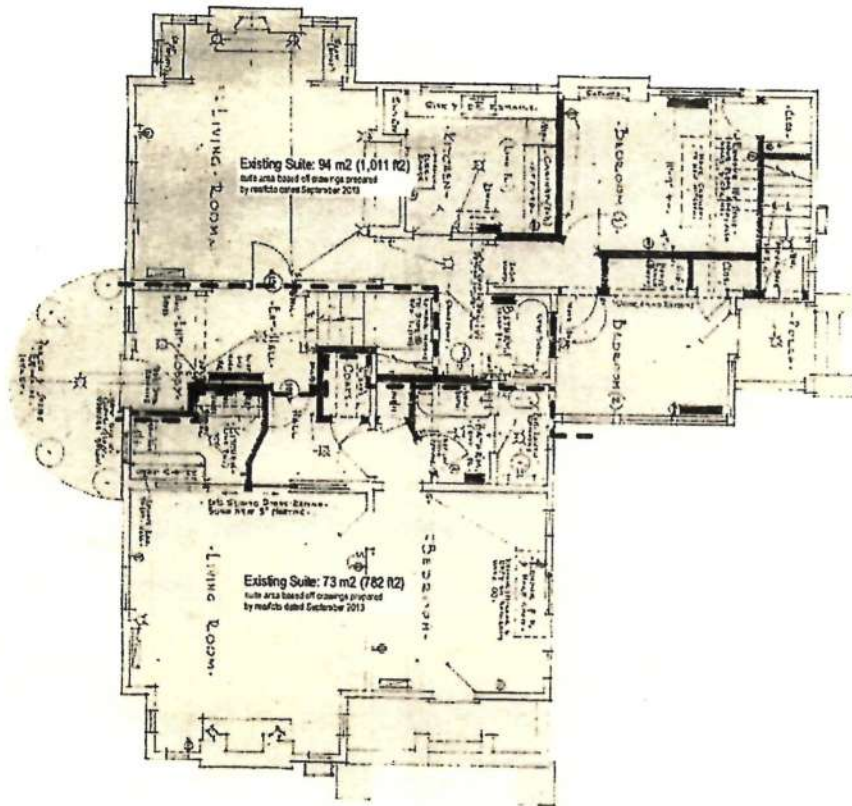
CURRENT ZONING	EXISTING PARCEL
HABITABLE FLOOR AREA:	
Basement	87 m2 (936 ft2)
First Floor	165 m2 (1,778 ft2)
Second Floor	193 m2 (2,077 ft2)
Total	445 m2 (4,791 ft2) a 5 dwelling units allowable per per Schedule 'C'

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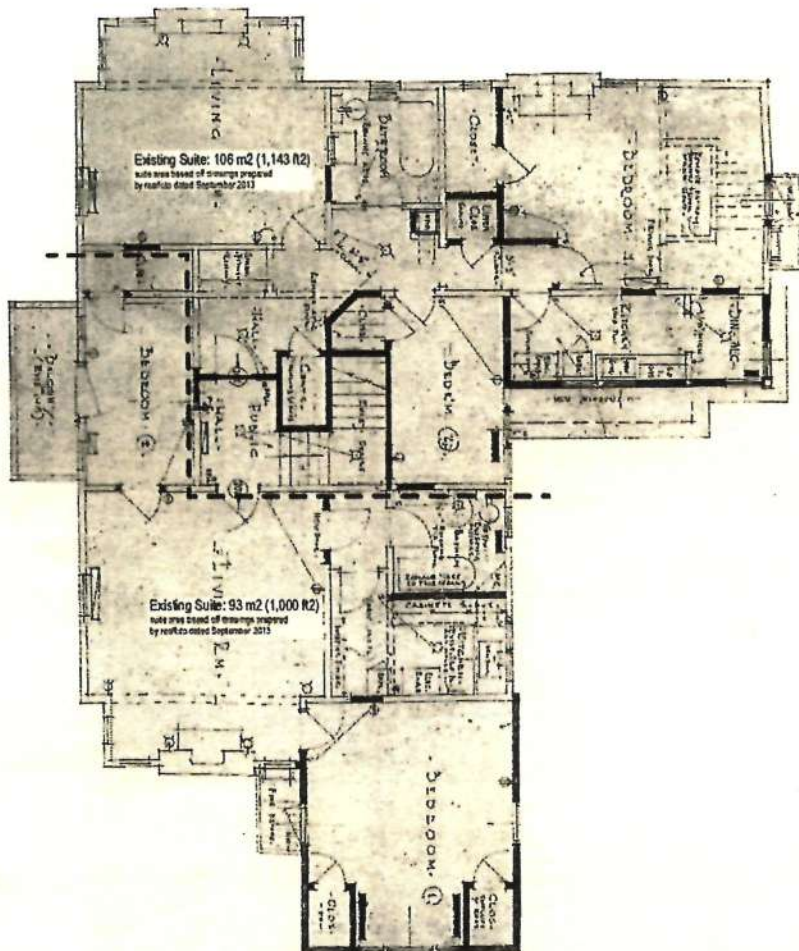
AUG 06 2015

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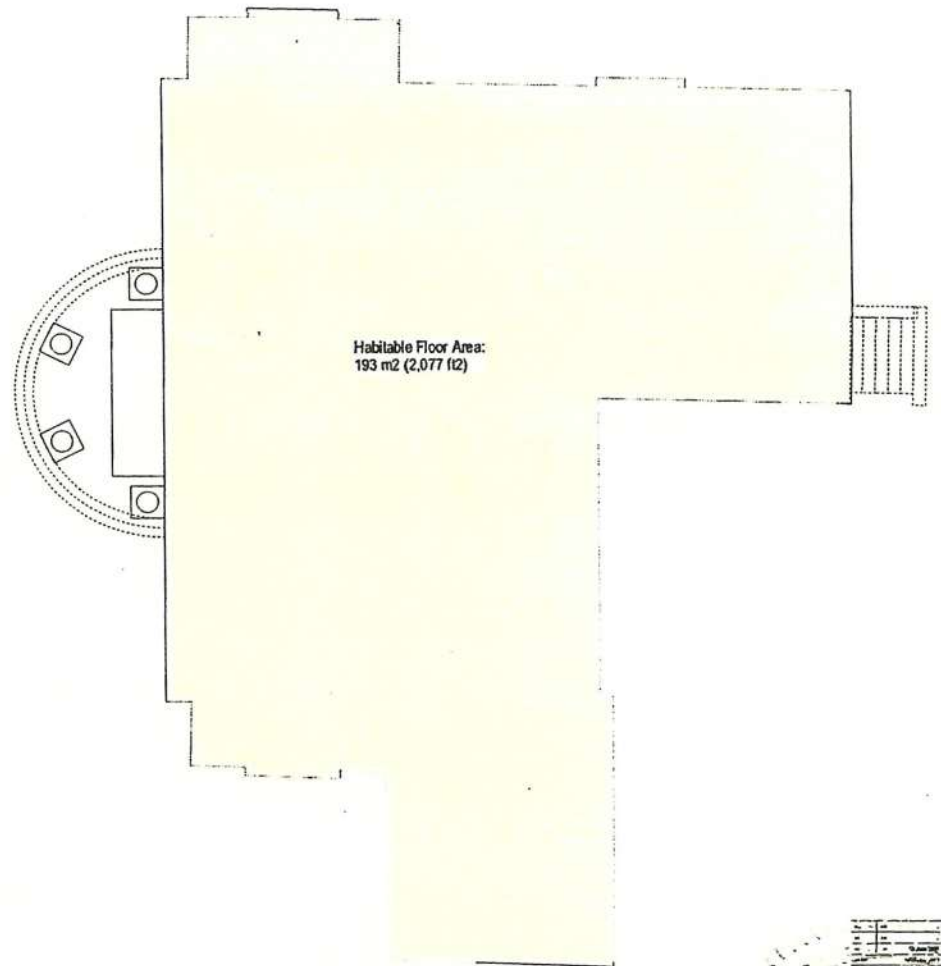
1 Existing First Floor Plan [By Others]
Scale: 1:50

2 Existing First Floor Area
Scale: 1:50





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



2 Existing Second Floor Area
Scale: 1:50

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