

UNFINISHED BUSINESS

4. Update on Rezoning Application No. 00472 and Development Permit Application with Variance No. 000402 for 1041 Oliphant Avenue and 212-220 Cook Street

Council received an update report dated November 24, 2016 from the Director of Sustainable Planning.

Motion:

It was moved by Councillor Alto, seconded by Councillor Lucas, that Council receive the report for information.

Council discussed the following:

- *The process of notifying neighbours and the public of the public hearing date.*

Motion:

It was moved by Councillor Madoff, seconded by Mayor Helps, that notification be extended to a 200-meter radius.

On the amendment:
Defeated

For: Councillors Madoff and Young
Opposed: Mayor Helps, Councillors Alto, Isitt, Loveday, Lucas, and Thornton-Joe

On the motion:
Carried

For: Councillor Madoff
Opposed: Mayor Helps, Councillors Alto, Isitt, Loveday, Lucas, Thornton-Joe, and Young



Council Report

For the Meeting of November 24, 2016

To: Council

Date: October 18, 2016

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

Subject: Update on Rezoning Application No. 00472 and Development Permit Application with Variance No. 000402 for 1041 Oliphant Avenue and 212-220 Cook Street

RECOMMENDATION

That Council receive this report for information.

EXECUTIVE SUMMARY

The purpose of this report is to inform Council that, in accordance with Council's motion of November 10, 2016, the necessary Zoning Regulation Bylaw Amendment that would authorize Rezoning Application No. 004472 (and concurrent Development Permit with Variance Application No. 000402) for the property located at 1041 Oliphant Avenue and 212-220 Cook Street has been prepared. With regard to the preconditions that Council set in relation to these Applications, staff can report that a Statutory Right-of-Way of 3m and Section 219 covenant for the paving and widening of the rear lane have been executed and are in the process of being submitted to Land Title and Survey Authority for registration. In addition, a Housing Agreement has been completed to ensure the rental of nine units at a rental rate of at least 10% below market rate for a minimum of 20 years and eight units at market rate for a minimum of 10 years and to ensure that future strata bylaws cannot prohibit owners from renting residential strata units. Design changes have been prepared to orient the ground floor exterior door towards Oliphant Avenue and to expand the metal siding above the commercial unit. These are attached for Council's consideration.

The preconditions that Council set in relation to these applications have been met and staff recommend for Council's consideration that the application can proceed to a Public Hearing.

Respectfully submitted,

Handwritten signature of Charlotte Wain in blue ink.

Charlotte Wain
Senior Planner – Urban Design
Development Services Division

Handwritten signature of Jonathan Tinney in blue ink.

Handwritten signature of Jonathan Tinney in blue ink.

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: November 24, 2016

List of Attachments

- Revised plans dated November 18, 2016



Received
City of Victoria
NOV 18 2016
Planning & Development Department
Development Services Division

BC LAND SURVEYORS SITE PLAN OF:

Civics: 1041 Oliphant Avenue
220, 214 & 212 Cook Street

Legals: Lots 1 & 2, Fairfield Farm Estate, Victoria City, Plan 8570
Parcel Identifier: 002-602-709 & 003-143-250
Lots 10, 11 & 12, Block 1, Fairfield Farm Estate, Victoria City,
Plan 917, Except Part in Plan 8570
Parcel Identifier: 006-186-026, 008-180-676 & 008-180-995

Scale: 1:1,000
Distances are in metres
The intended print size is 18" by 24"

LEGEND
Distances are georeferenced to Victoria Integrated
Survey Monument # 7 (approx 8.00m)
- elevation - Mean Water
- elevation - 100% Flood With Light
- elevation - Mean Water
- elevation - 100% Flood
- elevation - 100% Flood
- elevation - 100% Flood

Total Site Area = 2015 m²

Oliphant Street

Cook Street

PROJECT DESCRIPTION

CIVIC ADDRESS:
1041 Oliphant Ave., 220, 214, & 212 Cook Street
Victoria, BC

LEGAL DESCRIPTION:
Lots 1 & 2, Fairfield Farm Estate, Victoria City, Plan 8570
Lots 10, 11, & 12, Block 1, Fairfield Farm Estate, Victoria City,
Plan 917, Except Part in Plan 8570

REGISTERED OWNER
Urban Core Ventures
12-147 Pausanias Ave
Victoria BC
V8T 1K5
tel: 885-0190
fax: 595-0190
lem@urbancoreventures.com

ARCHITECT
de Hoog & Kennell architects
977 Fort Street
Victoria, BC
V8V 3K3
tel: 658-3387
fax: 658-3387
pjd@dhk.ca

SURVEYOR
Powell & Associates
250 - 2950 Douglas Street
Victoria BC
V8T 4N4
tel: 382-8855
fax: 382-1377
alan@powellsurveys.com

LANDSCAPE ARCHITECT
LADR Landscape Architects
28-485 Douglas Road
Victoria, BC
V8Z 1B8
tel: 595-0195
fax: 416-0096

VICTORIA ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
5 STOREY MIXED USE BUILDING

USES:
PRIMARILY RETAIL MAIN FLOOR, RESIDENTIAL ABOVE

ZONE:
EXISTING: R3-A2
PROPOSED: NEW ZONE

DEVELOPMENT PERMIT AREA:
DPA-5

URBAN PLACE DESIGNATION:
LARGE URBAN VILLAGE (OCP)

SITE AREA: 2 015 m² (21 690 s.f.)

FLOOR AREA:
RETAIL L1: 187 m² (2 020 s.f.)
RESIDENTIAL L1: 713 m² (7 675 s.f.)
RESIDENTIAL L2: 990 m² (10 655 s.f.)
RESIDENTIAL L3: 990 m² (10 655 s.f.)
RESIDENTIAL L4: 790 m² (8 500 s.f.)
RESIDENTIAL L5: 790 m² (8 500 s.f.)
TOTAL PROPOSED: 4 420 m² (47 580 s.f.)

FLOOR SPACE RATIO: 2.2 : 1 FSR 4 420 m² (47 580 s.f.)

SITE COVERAGE: 50 % (1016 m²)

OPEN SITE SPACE: 31 % (631 m²)

GRADE OF BUILDING: 4.9 m (GEOCETIC)

See detailed calculations on Site Plan

HEIGHT OF BUILDING: 16.5 m

NUMBER OF STOREYS: 5 storeys

REQUIRED PARKING:
Residential: 1.4 stalls per unit = 75 stalls
Commercial: 1.0 stall per 37.5 m² = 5 stalls
TOTAL: 80 stalls

PROVIDED PARKING:
Residential: 50 stalls (incl. 5 visitor + 1 HC) = 0.9 stalls per suite
Commercial: 5 stalls (1 stall per 37.5 m²)
TOTAL: 55 stalls

BICYCLE PARKING:
Residential: 53 (1 per suite, 100% Class I) + 6-space rack
Commercial: 1 (1 per 205 m², 50% Class I/50% Class R)
TOTAL: 54 Class I + 6-space rack

SETBACKS:
FRONT: 1.1 m (Cook Street)
SIDE (EXT): 0.8 m (Oliphant Ave)
SIDE (INT): 5.0 m (South)
REAR (SIDE EXT): 8.4 m (West)
See Building Plans & Sections for details of set-backs & step-backs

SUITE SUMMARY:
Junior 1 Bed: 15 suites @ 40 m² = 600 m²
1 Bed / 1 Bath: 13 suites @ 53 m² = 689 m²
2 Bed / 2 Bath: 9 suites @ 75 m² = 675 m²
3 Bed / 2 Bath: 7 suites @ 100 m² = 700 m²
3 Bed / 2 Bath: 5 suites @ 115 m² = 575 m²
Live/Work: 4 suites @ 75 m² = 300 m²
NET AREA: 93 SUITES 3 540 m²

LIST OF DRAWINGS

Architectural	
A001	Project Data
A002	Shadow Studies
A003	Street Views
A004	Model Views
A005	Street Experience
A101	Site Plan
A201	Level P1 Parking
A202	Level L1 Plan
A203	Level L2 Plan
A204	Level L3 Plan
A205	Level L4 Plan
A206	Level L5 Plan
A207	Roof Plan
A301	Elevations
A302	Trellis/Arbour Details
A401	Schematic Sections

Landscape	
L1	Landscape Concept Plan
L2	Roof Deck Landscape Concept
L3	Tree Preservation

BUILDING CODE SUMMARY

REFERENCED DOCUMENT
BRITISH COLUMBIA BUILDING CODE 2012 - PART 3

MAJOR OCCUPANCY CLASSIFICATION:
- GROUP C - RESIDENTIAL

BUILDING AREA:
- 1200 sq. m. (12 917 s.f.)

BUILDING HEIGHT:
- 5 STOREYS

NUMBER OF STREETS FACING:
- 2

ACCESSIBLE FACILITIES:
- ACCESSIBLE ENTRANCE
- ACCESSIBLE PARKING STALL

CONSTRUCTION REQUIREMENTS:

- 3.2.2.50 GROUP C, UP TO 6 STOREYS, SPRINKLERED
- COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION WITH 1HR MIN FIRE RESISTANCE RATING TO FLOORS AND LOADBEARING WALLS
- STORAGE GARAGE FOR THE PARKING OF MOTOR VEHICLES CONSIDERED AS SEPARATE BUILDING

1 Location Plan
A001 1:750



NO.	DESCRIPTION	DATE
1	Location Plan	1:750

de Hoog & Kennell architects	
Cook Street Mixed Use	
220 Cook Street	
Victoria BC	
Project Data	
A001	

Suites are derived from field survey
Parcel boundaries shown herein are
derived from Land Title Office records
This document shows the location of the survey
feature and shall not be used to define property boundaries.

September 17, 2014
File: 11.904 Site (A)
POWELL & ASSOCIATES
BC Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone: (250) 382-8855



EQUINOX

9:00 a.m.



1:30 p.m.



5:00 p.m.



SUMMER SOLSTICE

9:00 a.m.



1:30 p.m.



5:00 p.m.

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A photograph of a street scene in downtown Seattle. In the foreground, a person is walking on a sidewalk. A car is parked on the street. In the background, there are buildings and trees. The scene is captured in a slightly grainy, vintage-style photograph.

	<p>de Hoog & Kienul architects</p> <p>1111 1000 1000 1000 1111 1000 1000 1000 1111 1000 1000 1000</p>	<p>1111 1000 1000 1000 1111 1000 1000 1000 1111 1000 1000 1000</p>	<p>1111 1000 1000 1000 1111 1000 1000 1000 1111 1000 1000 1000</p>
<p>Cook Street Mixed Use</p> <p>1111 1000 1000 1000 1111 1000 1000 1000 1111 1000 1000 1000</p>			
<p>Street Views</p> <p>1111 1000 1000 1000 1111 1000 1000 1000 1111 1000 1000 1000</p>			
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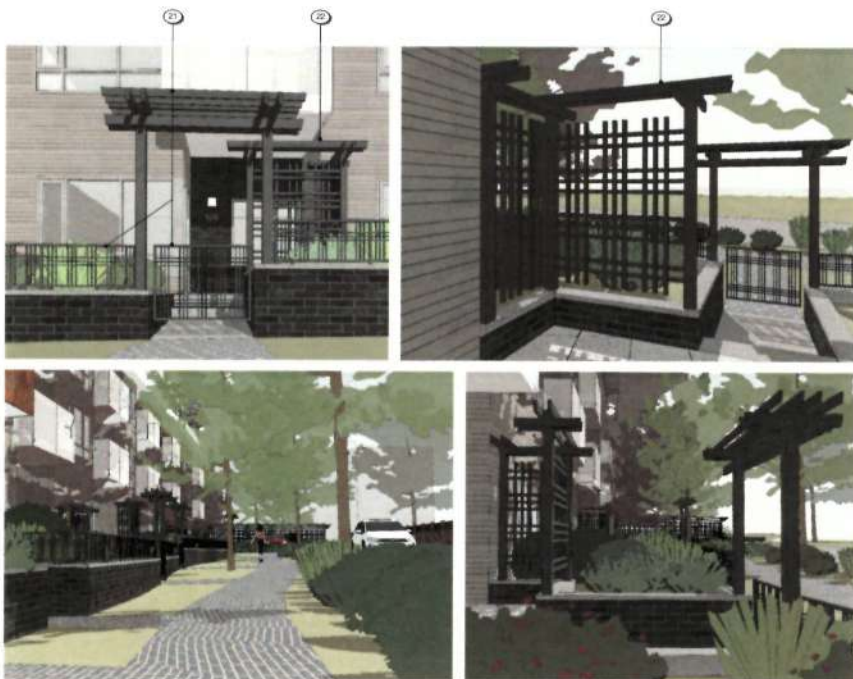


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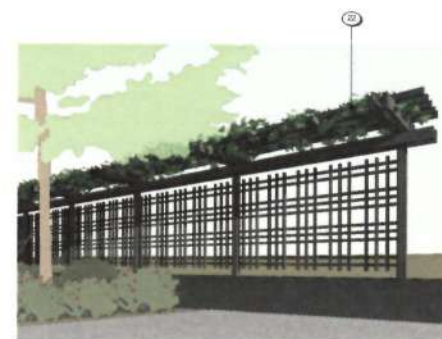
 de Hoog & Kierulf architects 1017 CA Amsterdam, The Netherlands Tel: +31 (0)20 610 0000 E: info@dehoogkierulf.nl	
Cook Street Mixed Use 1017 CA Amsterdam, The Netherlands Tel: +31 (0)20 610 0000 E: info@dehoogkierulf.nl	
Street Experience 1017 CA Amsterdam, The Netherlands Tel: +31 (0)20 610 0000 E: info@dehoogkierulf.nl	
A005	



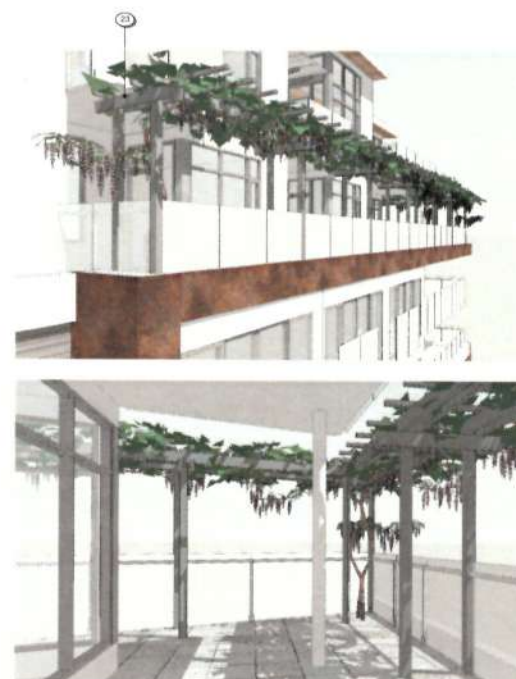
1 LiveWork Signage Detail
A302 NTS



3 Detail of Residential Entrance From Lane
A302 NTS



2 Detail of Fence/Trellis Along South Property Line
A302 NTS



4 Level 4 Trellis Detail
A302 NTS

MATERIALS SCHEDULE

- 1 PREFINISHED METAL FASCIA - white
- 2 PREFINISHED METAL PANEL - white
- 3 ACrylic STUCCO - white
- 4 PREFINISHED METAL PANEL - horizontal
- 5 HORIZONTAL CONVENTIONAL SLATS - medium grey
- 6 METAL SCREEN - horizontal
- 7 BRICK - VENEER - charcoal grey
- 8 PAINTED CONCRETE - light grey
- 9 ACrylic STUCCO - medium grey
- 10 PAINTED CONCRETE - dark grey
- 11 PORCELAIN TILE - gloss black
- 12 PRE-FINISHED ALUMINUM WINDOW - light grey
- 13 TAMPONED NEW TRANSLUCENT GLASS SHARED WITH PREFINISHED ALUMINUM FRAME - light grey
- 14 TAMPONED NEW TRANSLUCENT GLASS, ALUMINUM FRAME - light grey
- 15 TAMPONED NEW TRANSLUCENT GLASS, ALUMINUM FRAME - light grey
- 16 PREFINISHED METAL FASCIA SQUARE BASE
- 17 PREFINISHED ALUMINUM LUMBERPOST WINDOW - light grey, 100% TRANSLUCENT GLASS LUMBERPOST
- 18 PREFINISHED METAL - light grey, 100% TRANSLUCENT GLASS LUMBERPOST
- 19 TAMPONED NEW TRANSLUCENT GLASS, ALUMINUM FRAME - light grey
- 20 PREFINISHED METAL - light grey, 100% TRANSLUCENT GLASS LUMBERPOST
- 21 PREFINISHED METAL - light grey, 100% TRANSLUCENT GLASS LUMBERPOST
- 22 PREFINISHED METAL - light grey, 100% TRANSLUCENT GLASS LUMBERPOST
- 23 PREFINISHED METAL - light grey, 100% TRANSLUCENT GLASS LUMBERPOST

Received
City of Victoria
NOV 18 2016
Planning & Development Department
Development Services Division

de Hoog & Kierulff architects
Cook Street Mixed Use
Trellis/Arbour Details
A302

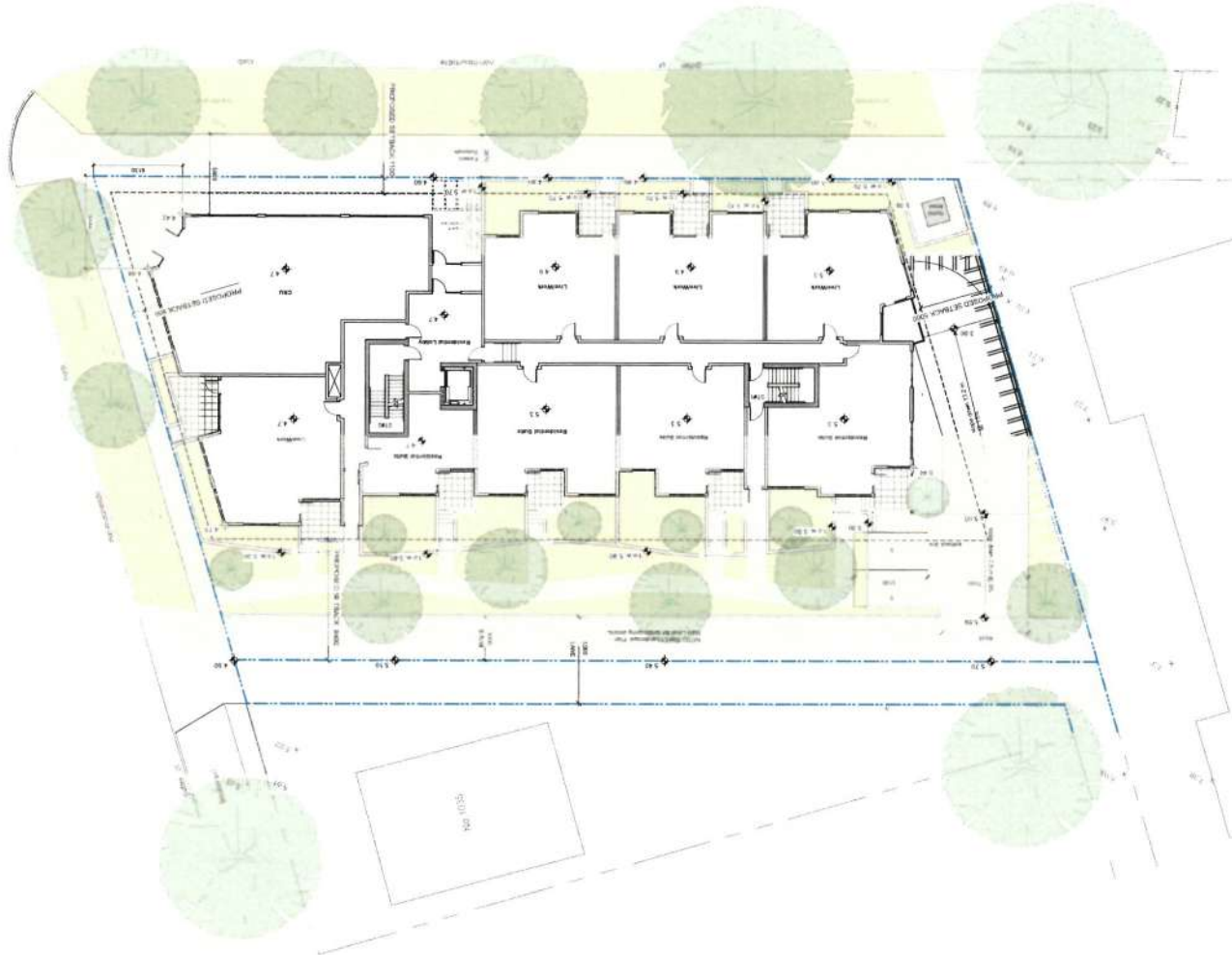
Received
 City of Victoria
 NOV 18 2016
 Planning & Development Services Division

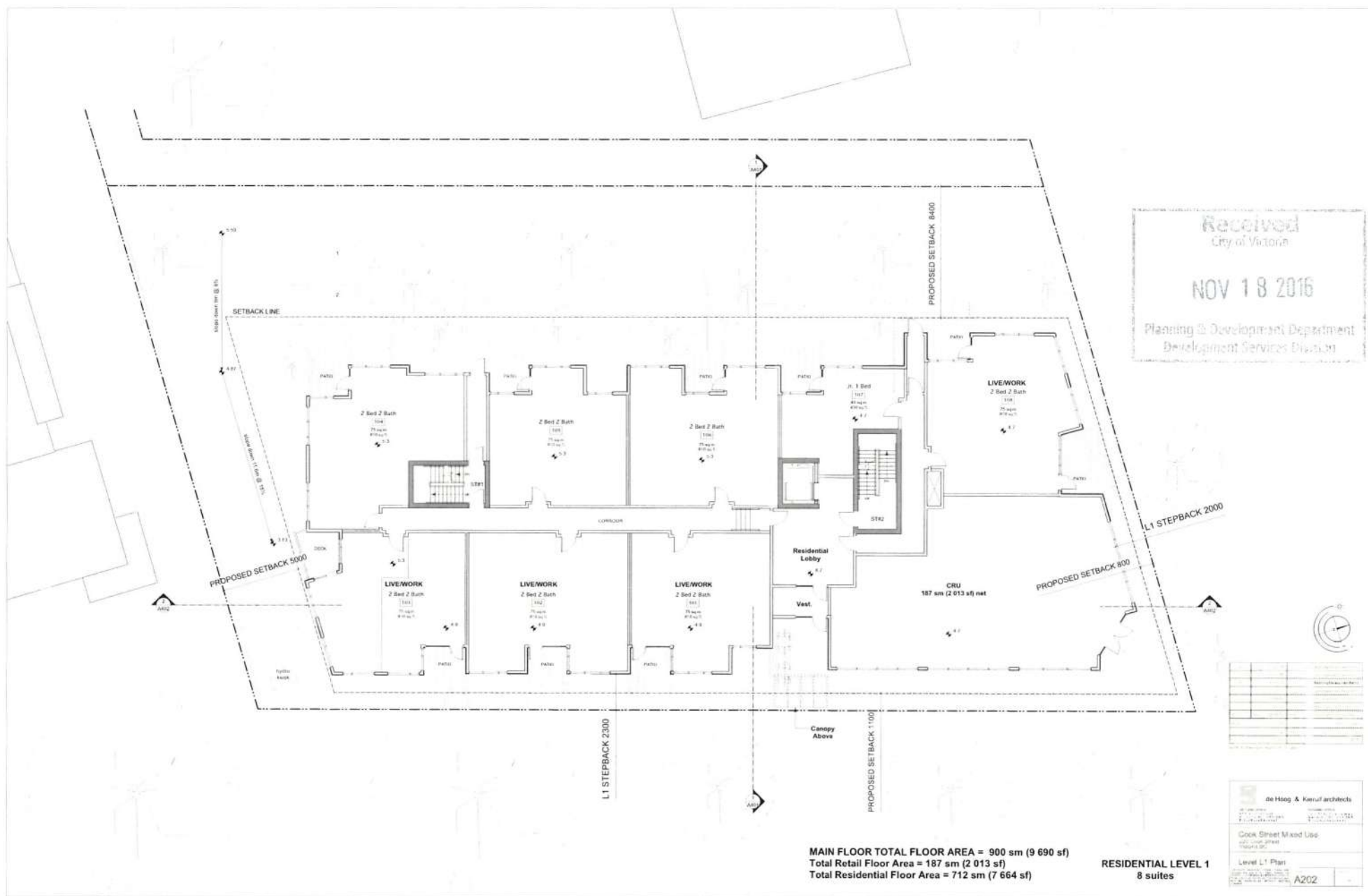


Item	Description	Quantity	Unit
1	Site Plan	1	Sheet
2	Site Plan	1	Sheet
3	Site Plan	1	Sheet
4	Site Plan	1	Sheet
5	Site Plan	1	Sheet
6	Site Plan	1	Sheet
7	Site Plan	1	Sheet
8	Site Plan	1	Sheet
9	Site Plan	1	Sheet
10	Site Plan	1	Sheet

Site Plan	A101
Client: Street View Ltd	
Project: Street View Ltd	
Drawn by: J. Smith	
Checked by: J. Smith	
Scale: 1:100	
Date: 10/11/2016	
By: J. Smith	
For: J. Smith	

Grade	Location	Area	Volume	Weight	Notes
1.0	Gravel	1.00	1.00	1.00	
1.1	Gravel	1.00	1.00	1.00	
1.2	Gravel	1.00	1.00	1.00	
1.3	Gravel	1.00	1.00	1.00	
1.4	Gravel	1.00	1.00	1.00	
1.5	Gravel	1.00	1.00	1.00	
1.6	Gravel	1.00	1.00	1.00	
1.7	Gravel	1.00	1.00	1.00	
1.8	Gravel	1.00	1.00	1.00	
1.9	Gravel	1.00	1.00	1.00	
2.0	Gravel	1.00	1.00	1.00	
2.1	Gravel	1.00	1.00	1.00	
2.2	Gravel	1.00	1.00	1.00	
2.3	Gravel	1.00	1.00	1.00	
2.4	Gravel	1.00	1.00	1.00	
2.5	Gravel	1.00	1.00	1.00	
2.6	Gravel	1.00	1.00	1.00	
2.7	Gravel	1.00	1.00	1.00	
2.8	Gravel	1.00	1.00	1.00	
2.9	Gravel	1.00	1.00	1.00	
3.0	Gravel	1.00	1.00	1.00	
3.1	Gravel	1.00	1.00	1.00	
3.2	Gravel	1.00	1.00	1.00	
3.3	Gravel	1.00	1.00	1.00	
3.4	Gravel	1.00	1.00	1.00	
3.5	Gravel	1.00	1.00	1.00	
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3.7	Gravel	1.00	1.00	1.00	
3.8	Gravel	1.00	1.00	1.00	
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4.8	Gravel	1.00	1.00	1.00	
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9.9	Gravel	1.00	1.00	1.00	
10.0	Gravel	1.00	1.00	1.00	





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RESIDENTIAL LEVEL 2
17 suites
990 sm (10 660 sf)

Room	Area (sq. ft.)	Area (sq. m.)
1 Bed 1 Bath	570	52.8
2 Bed 2 Bath	880	81.3
Jr. 1 Bed	430	39.9
Deck	100	9.3
Hallway	100	9.3
Stairs	100	9.3
Canopy	100	9.3
Total	1780	164.6

de Hoog & Kerul architects

Cook Street Mixed Use
200 Cook Street
Victoria BC

Level L2 Plan

A203

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Development Services Division

[illegible]

de Haag & Kierulf architects

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COMMERCIAL OFFICE
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F +31 (0)70 400 1114

Cook Street Mixed Use
420 Cook Street
Victoria BC

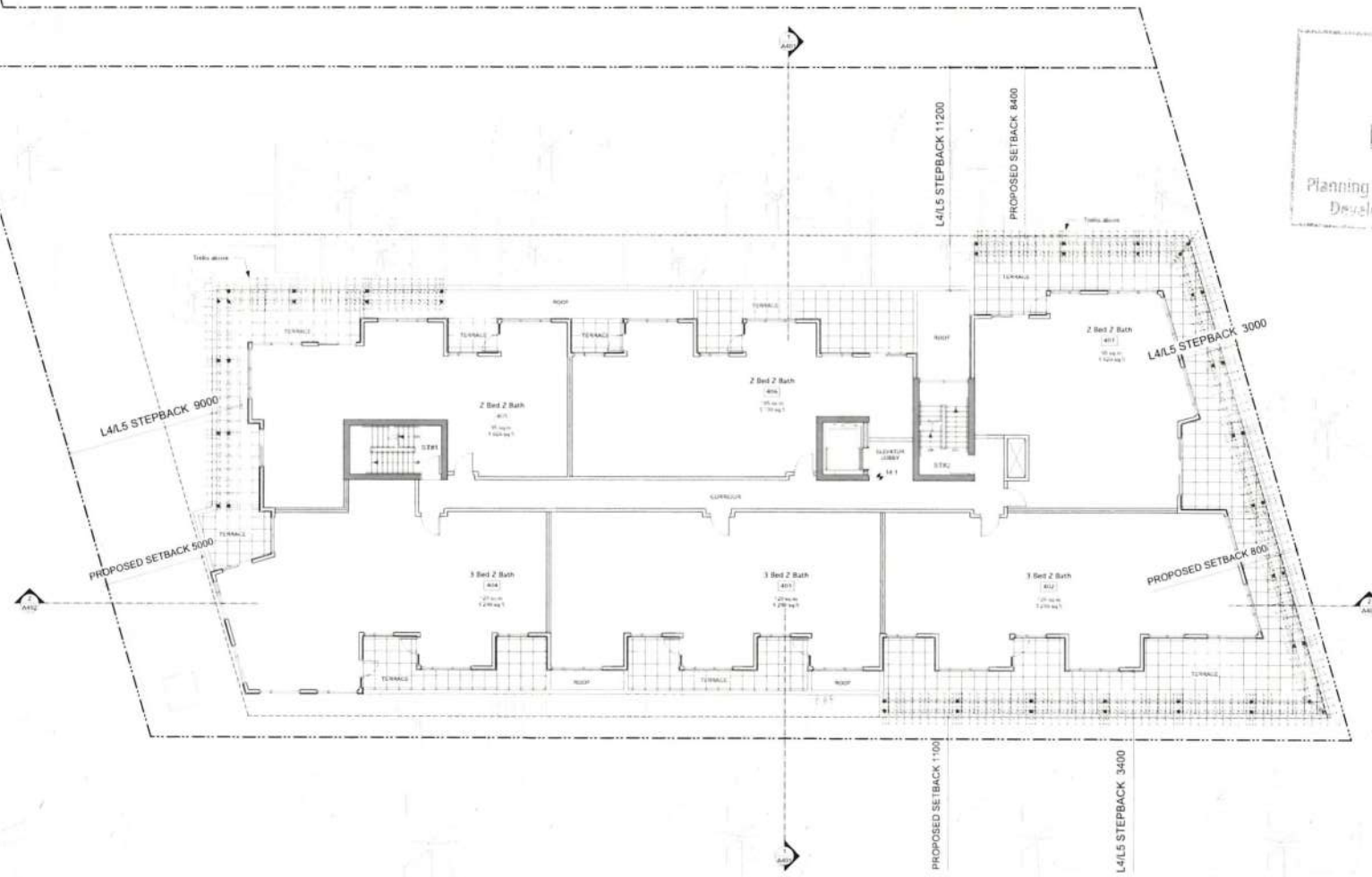
Level L3 Plan

A204 -

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Development Services Division



RESIDENTIAL LEVEL 4
6 suites
790 sm (8 500 sf)

Room	Area (sm)	Area (sf)
Bedroom 1	12.00	130.00
Bedroom 2	10.00	107.64
Bathroom	4.00	43.06
Kitchen	8.00	86.12
Living Area	16.00	172.24
Terrace	2.00	21.53
Staircase	1.00	10.76
Corridor	2.00	21.53
Storage	1.00	10.76
Entry	1.00	10.76
Other	1.00	10.76
Total	58.00	622.96

de Hoog & Kienul architects

1111 11th Ave, Suite 100, Victoria, BC V8W 2M1
Tel: (250) 383-1111
Fax: (250) 383-1112
Email: info@dehoog.com

Cock Street Mixed Use
1111 11th Ave
Victoria, BC

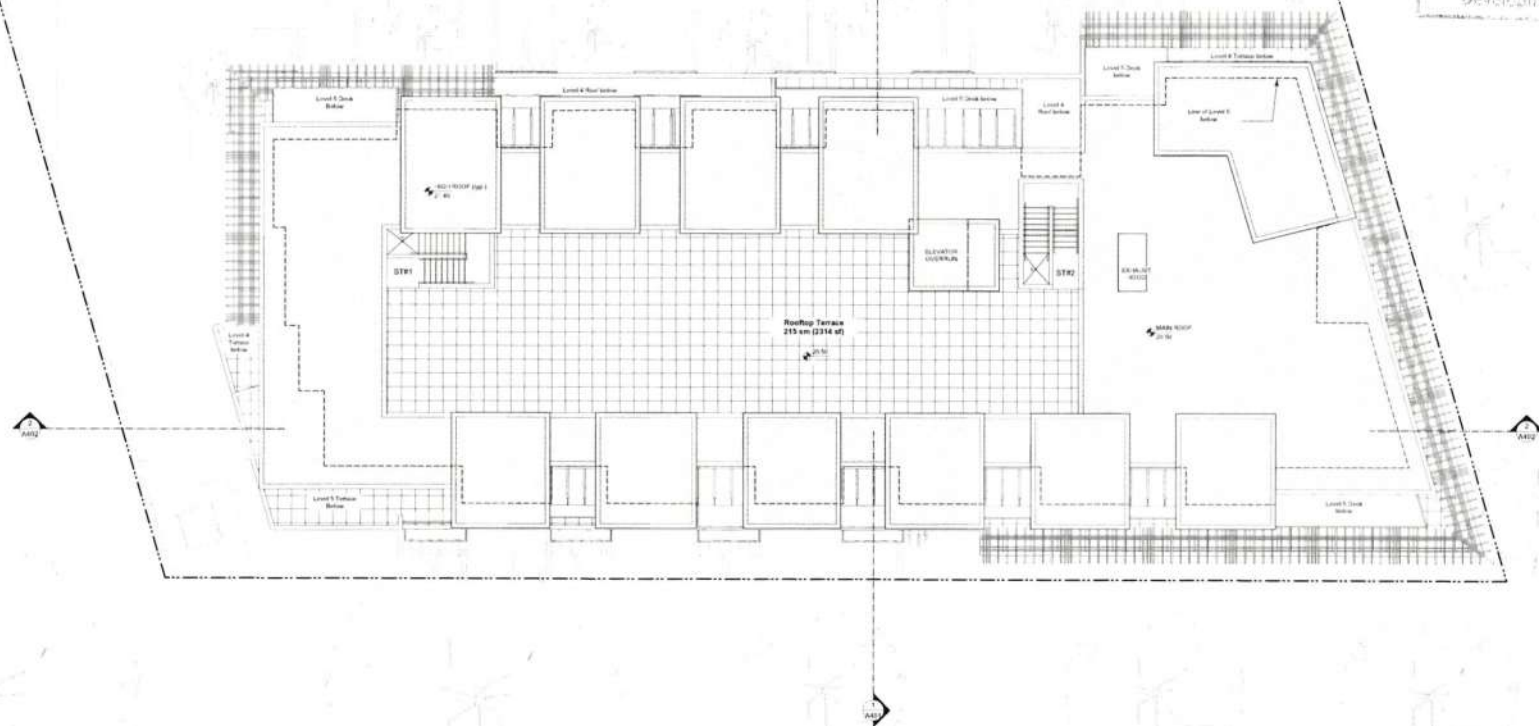
Level L4 Plan
A205

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RESIDENTIAL LEVEL 5
6 suites
750 sm (8 075 sf)

[illegible]

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Development Services Division



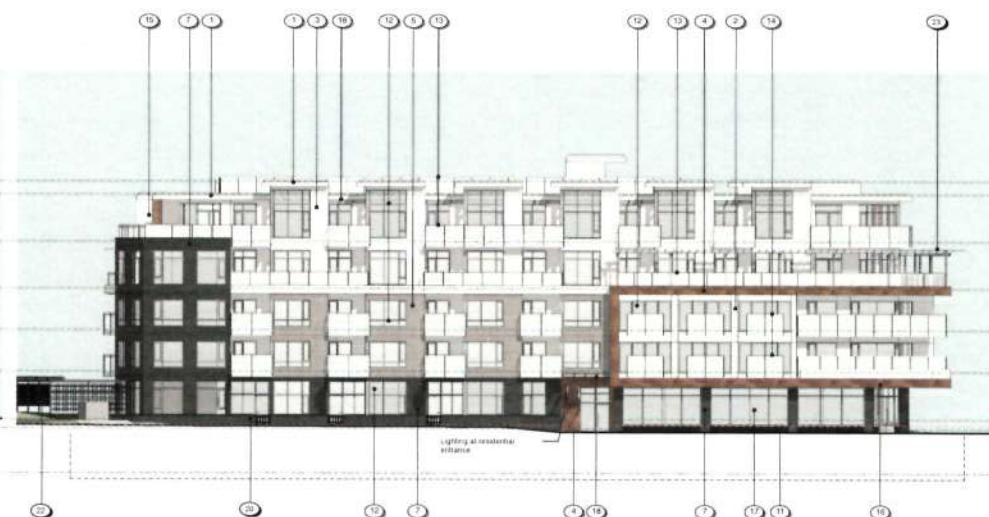
Room	Area (sqm)	Area (sqft)
Roof Top Terrace	215	2314
Level 4 Deck	10	108
Level 4 Balcony	5	54
Level 4 Terrace	5	54
Level 5 Deck	10	108
Level 5 Balcony	5	54
Level 5 Terrace	5	54
Level 4 Stair	5	54
Level 5 Stair	5	54
Elevator Lobby	5	54
Mechanical Room	5	54
Level 4 Deck	10	108
Level 4 Balcony	5	54
Level 4 Terrace	5	54
Level 5 Deck	10	108
Level 5 Balcony	5	54
Level 5 Terrace	5	54
Level 4 Stair	5	54
Level 5 Stair	5	54
Elevator Lobby	5	54
Mechanical Room	5	54

de Hoog & Kerul architects

Cook Street Mixed Use
400 Cook Street
Victoria BC
V8T 2C2

Roof Plan

A207



2 East Elevation
A701 1.150



4	West Elevation
1:150	

- [illegible]

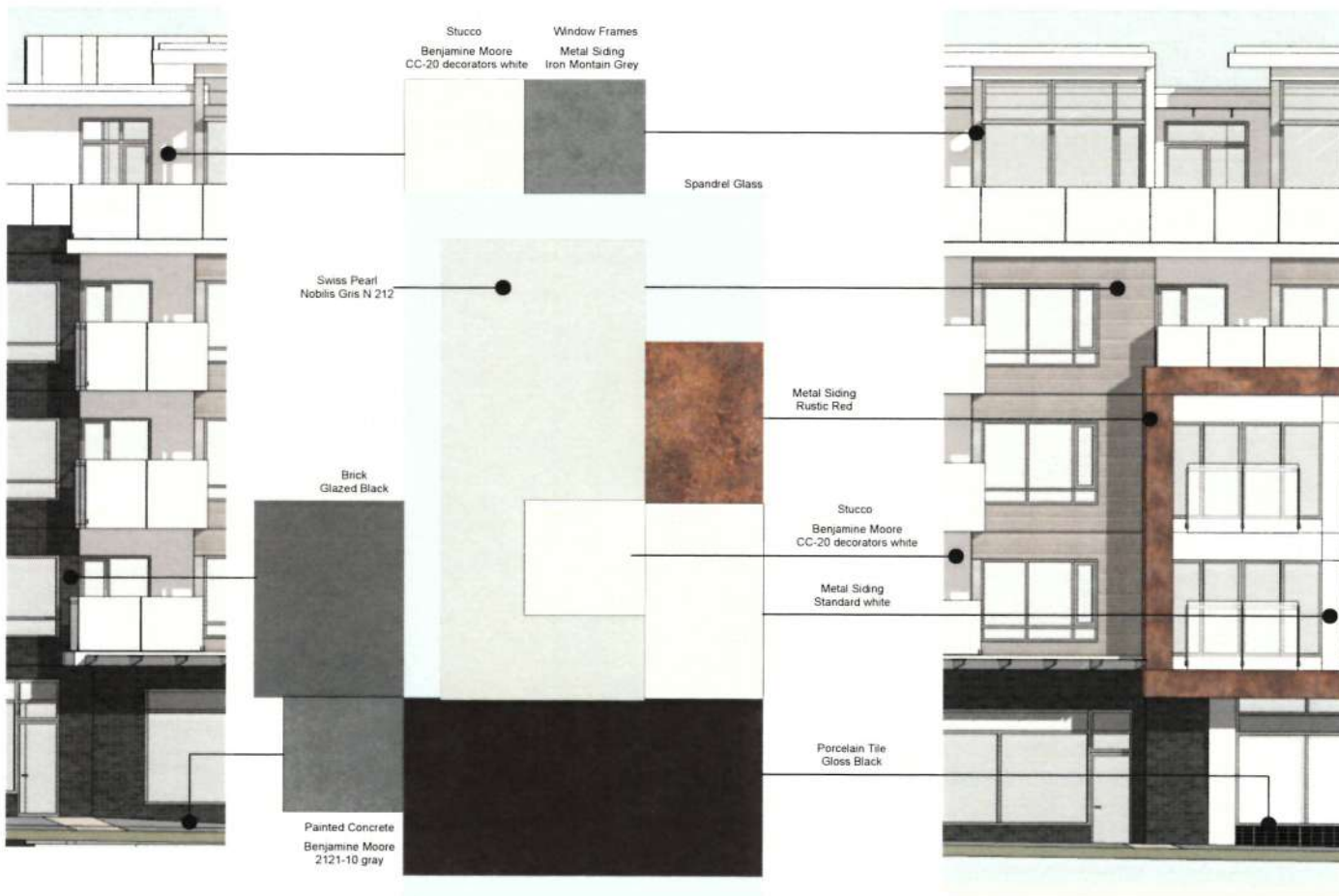
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Development Services Division



Planning & Development Department
Development Services Division

[illegible]

 de Hoog & Kienul architects 1000 Amsterdam, The Netherlands Tel: +31 (0)20 612 1001 Fax: +31 (0)20 612 1002 Email: info@dehoogk.nl Website: www.dehoogk.nl	
Cook Street Mixed Use 1000 Amsterdam, The Netherlands Website: www.dehoogk.nl	
Schematic Sections	
1000 Amsterdam, The Netherlands Website: www.dehoogk.nl	A401



Volume 02
2016-17

Cook Street Mixed Use

Material Board

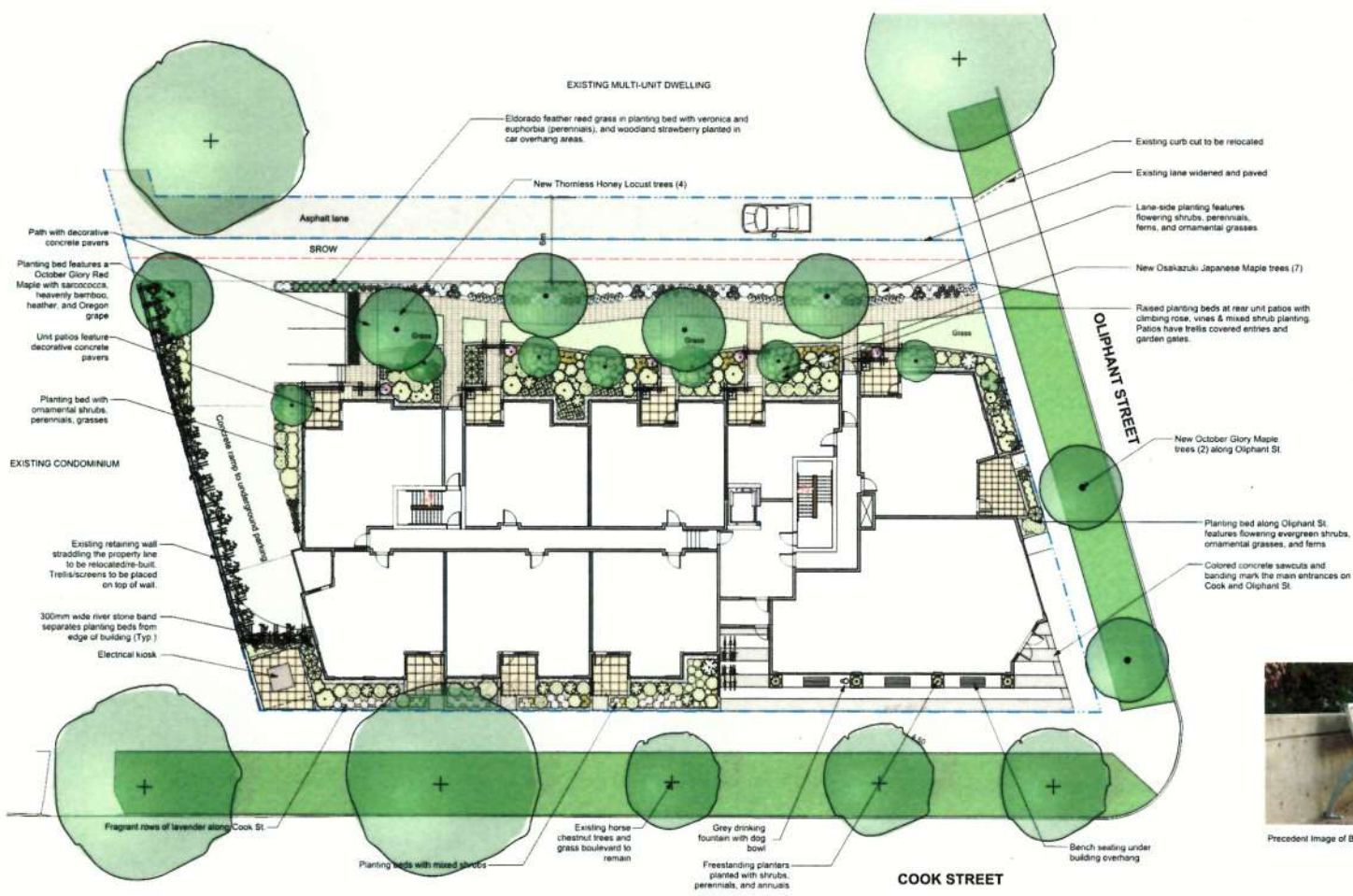
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Recommended Nursery Stock

Trees			
Total 14			
Botanical Name	Common Name	Size	Notes
<i>Araucarioxylon taxodium</i>	Archie Pine	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Quercus laevis</i>	Live Oak	#10 pot	
Large Shrubs			
Total 21			
Botanical Name	Common Name	Size	Notes
<i>Chamaecyparis stricta</i>	Japanese Cypress	#10 pot	
<i>Podocarpus neriifolia</i>	Podocarpus	#10 pot	
<i>Podocarpus neriifolia</i>	Podocarpus	#10 pot	
<i>Podocarpus neriifolia</i>	Podocarpus	#10 pot	
<i>Podocarpus neriifolia</i>	Podocarpus	#10 pot	
Medium Shrubs			
Total 121			
Botanical Name	Common Name	Size	Notes
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
Small Shrubs			
Total 265			
Botanical Name	Common Name	Size	Notes
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
Perennials, Annuals and Ferns			
Total 127			
Botanical Name	Common Name	Size	Notes
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
Groundcovers			
Total 104			
Botanical Name	Common Name	Size	Notes
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	

Vines			
Total 17			
Botanical Name	Common Name	Size	Notes
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
Roof Planting			
Total 324			
Botanical Name	Common Name	Size	Notes
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	
<i>Arbutus menziesii</i>	Arbutus	#10 pot	

Notes:

1. All work to be completed to current SCLA Landscape Standards

2. All soft landscape to be irrigated with an automatic irrigation system

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REVISIONS

I	Nov 23-16	Drinking fountain relocated
II	Nov 18-16	Drinking fountain added
III	Oct 20-16	As grade Planting Pattern: Unit Entries & (Rear) Planting Revised
F	Sept 16-16	Landscape Revised
E	July 29-16	Issued for Re-zoning/Development Permit
D	May 19-16	Planter addition
C	Apr 7-16	Re-Submitted for DP
B	Oct 6-15	Re-Submitted for DP
A	Jul 13-15	Re-Submitted for DP

PROJECT

220 Cook Street
Victoria, BC

TITLE

Landscape Plan
Main Level

SCALE 1:150 **DRAWN** BW/RL **CHECKED**

PROJECT NO 1502

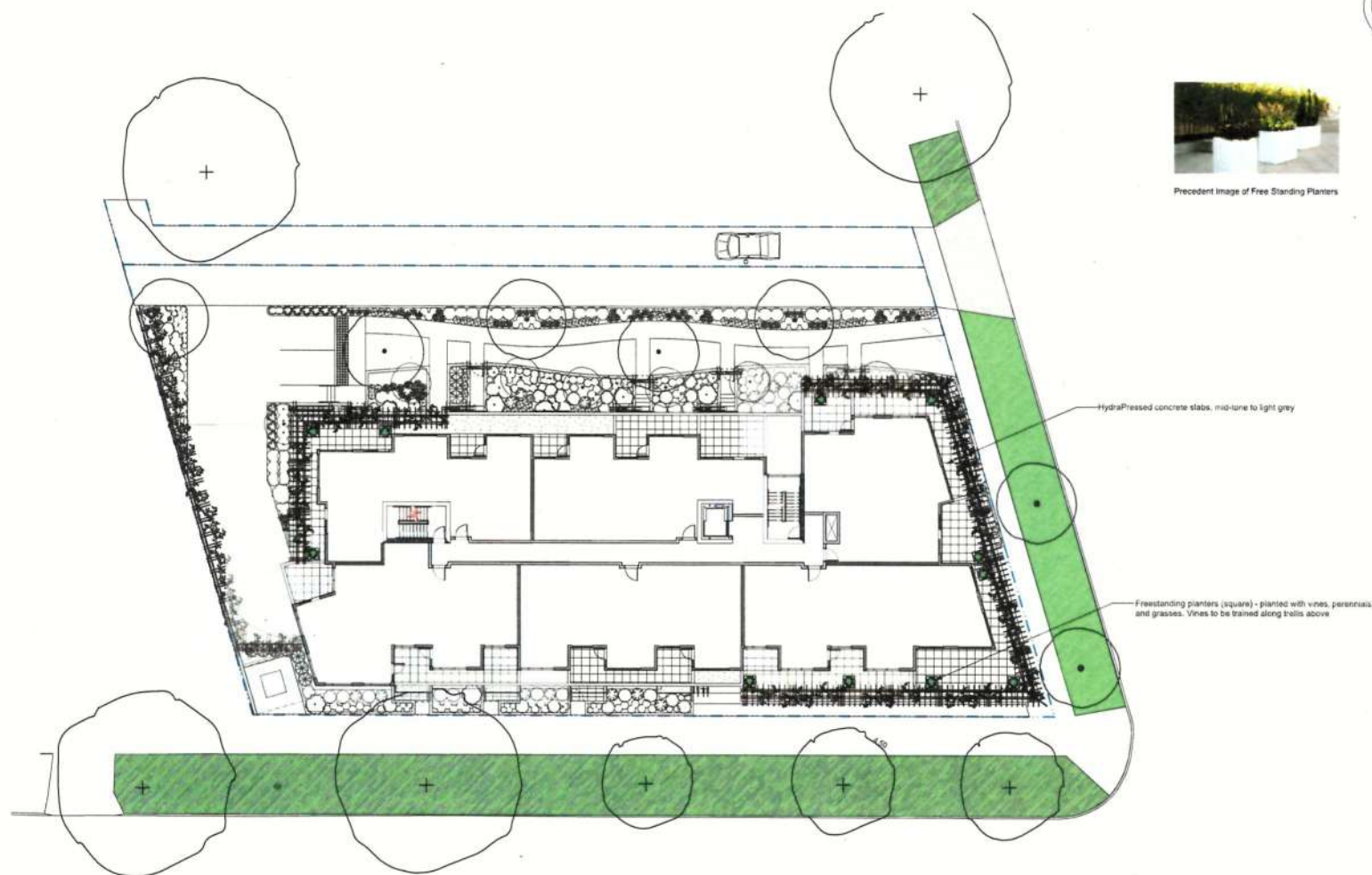
DATE Mar 22-16 **L1 of 4**
SHEET



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Precedent image of Free Standing Planters



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NOV 18 2016

I	Nov 23-16	Drinking fountain relocated
H	Nov 18-16	Drinking fountain added
G	Oct 20-16	All grade Planting Pattern, Unit Entries & Related Planting - Revised
F	Sept 16-16	Level 4 Plan Added
E	July 29-16	Issued for Planning/Development Permits
D	May 19-16	Planter addition
C	Apr 7-16	Re Submitted for DP
B	Oct 6-15	Re Submitted for DP
A	Jul 13-15	Re Submitted for DP

REVISIONS



28-405 Dupplin Rd. Victoria B.C. V8Z 1B8
Phone: (250) 598-0105 Fax: (250) 412-0696

PROJECT

220 Cook Street
Victoria, BC

TITLE

Landscape Plan
Level 4

SCALE

1:150

DRAWN

BW/RL

CHECKED

PROJECT No: **1502**

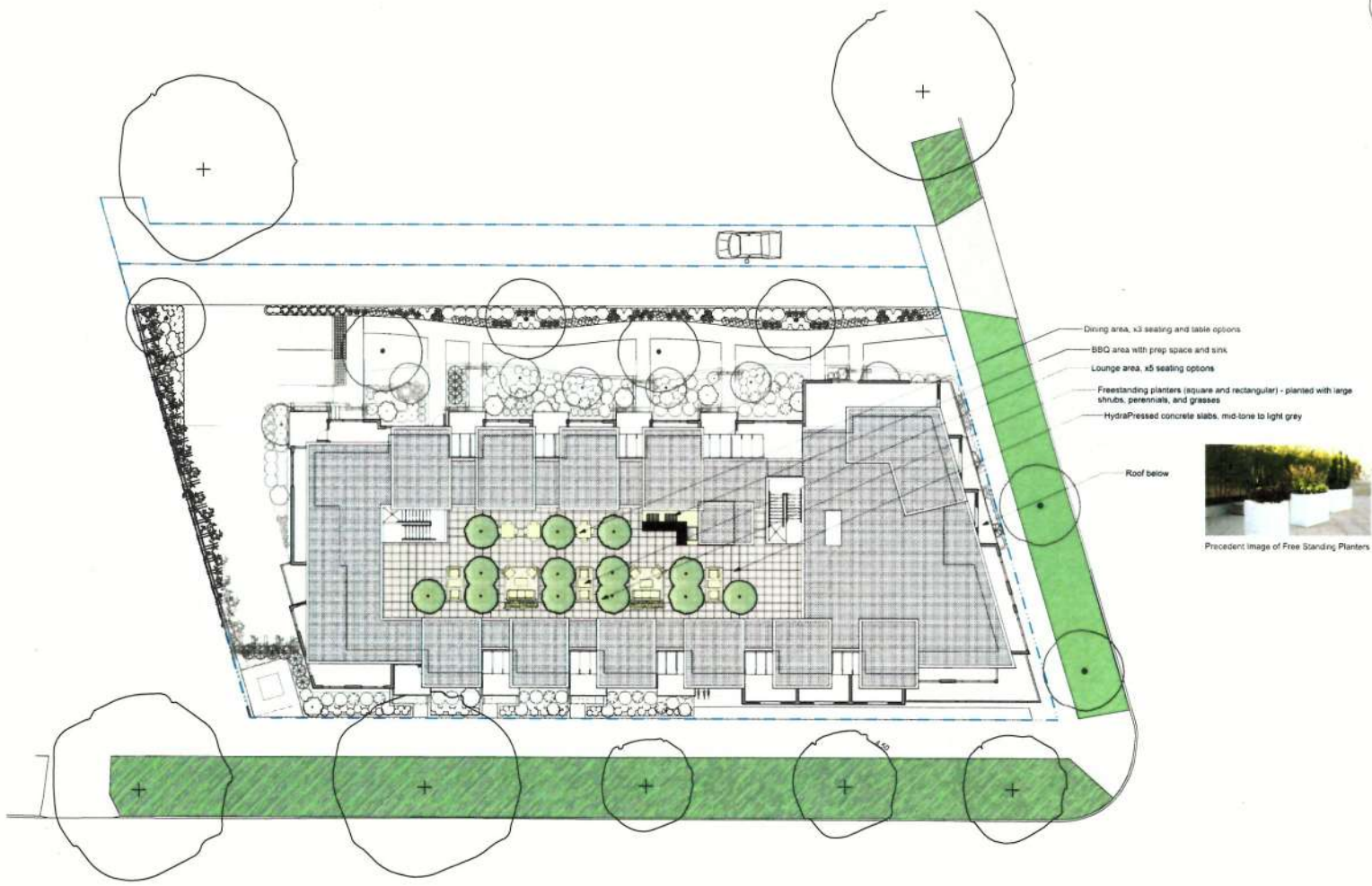
DATE

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L2 of 4
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I	Nov 23-16	Drinking fountain relocated
H	Nov 18-16	Drinking fountain added
G	Oct 20-16	At grade Paving Pattern unit Entries & Revised Planting - Revised
F	Sept 12-16	Landscape Revised
E	July 29-16	Issued for Receiving/Development Permit
D	May 19-16	Planter addition
C	Apr 7-16	Not Submitted for DP
B	Oct 6-15	Not Submitted for DP
A	Jul 13-15	Not Submitted for DP

REVISIONS



28-495 Duppin Rd. Victoria B.C. V6Z 1B6
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PROJECT

220 Cook Street
Victoria, BC

TITLE

Landscape Plan
Roof Terrace

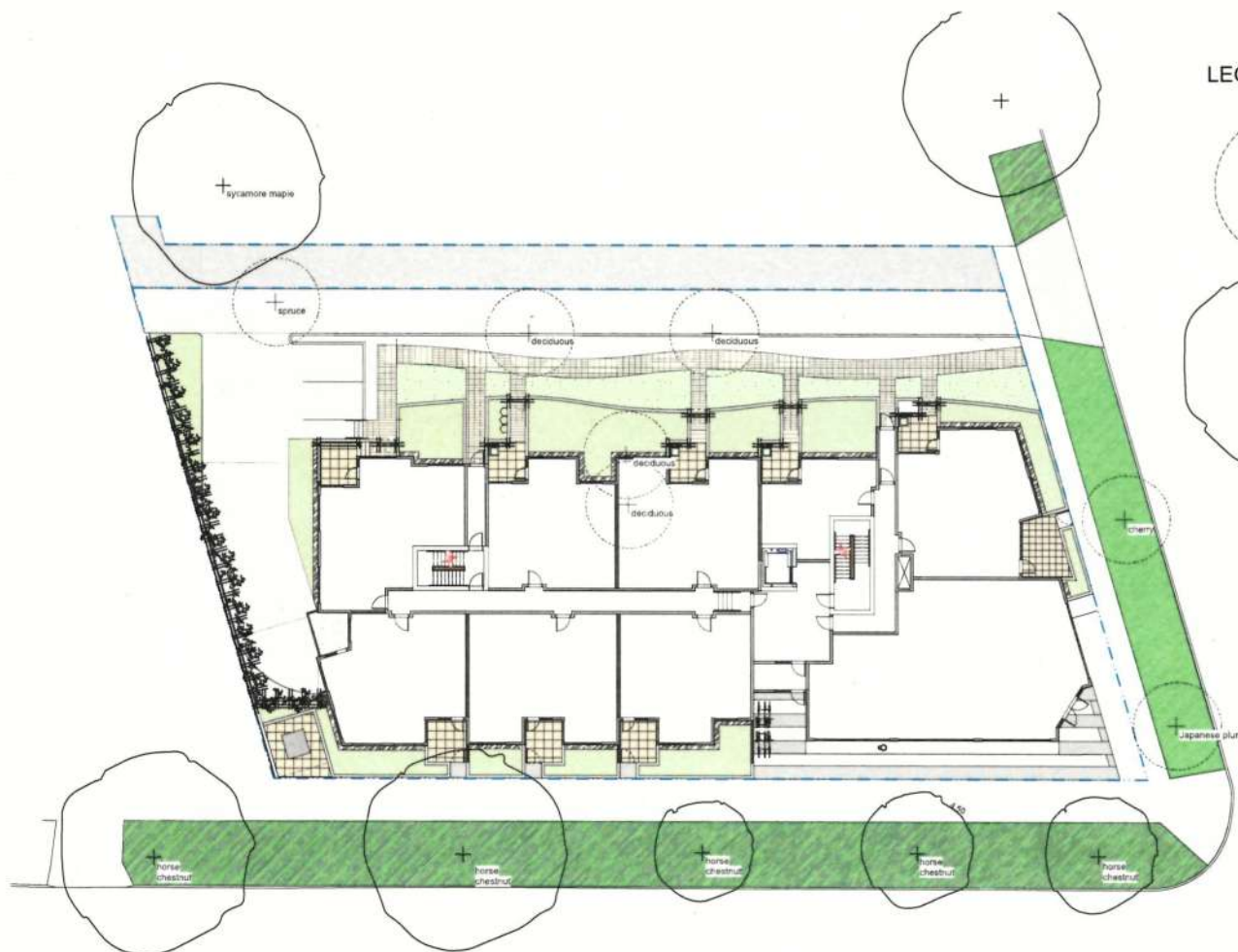
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PROJECT NO. 1502

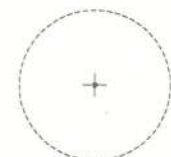
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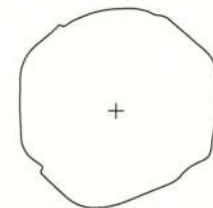
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LEGEND



Trees to be removed



Trees to be retained

J	Nov 25-16	Drinking fountain relocated
H	Nov 16-16	Drinking fountain added
G	Oct 20-16	All grade Paving Pattern, Unit Entries & Paved Planting - Revised
F	Sept 16-16	Landscape Revised
E	July 28-16	Issued for Reopening/Development Permit
D	May 19-16	Planter addition
C	Apr 7-16	Re Submitted for DP
B	Oct 6-15	Re Submitted for DP
A	Jul 13-15	Re Submitted for DP

REVISIONS



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PROJECT

220 Cook Street
Victoria, BC

TITLE

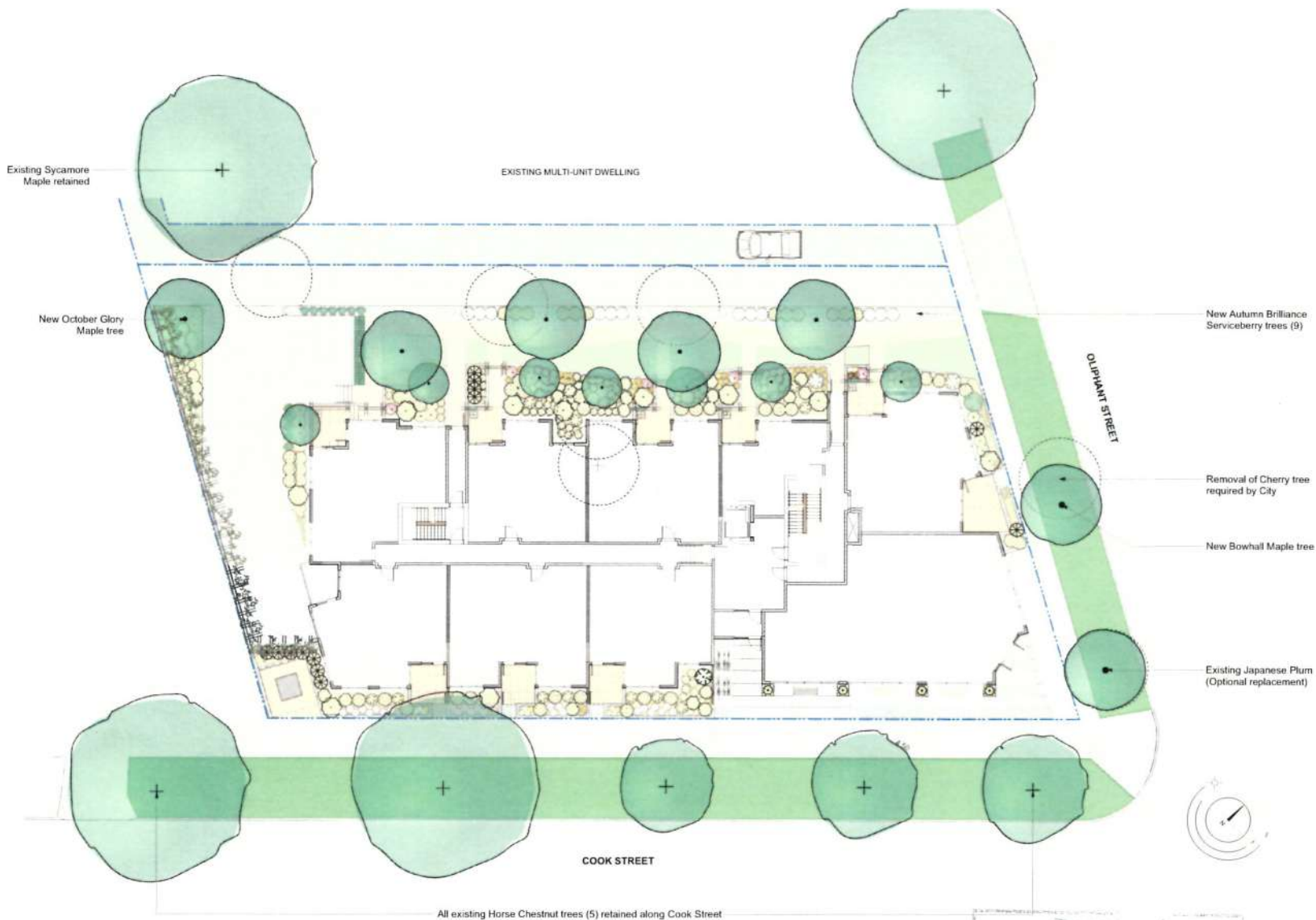
Tree Preservation
Plan

SCALE: 1:150 DRAWN: BW/RL
CHECKED:

PROJECT NO: 1502

DATE: Mar 22-16 L4 of 4
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October Glory Maple



Autumn Brilliance Serviceberry



Bowhall Maple

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July 28-16
June 9-15