



## Council Report

For the Meeting of November 24, 2016

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**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

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### 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,

A handwritten signature in blue ink, appearing to read "C. R. Wain".

Charlotte Wain  
Senior Planner – Urban Design  
Development Services Division

A handwritten signature in blue ink, appearing to read "J. Tinney".

A handwritten signature in blue ink, appearing to read "J. Tinney".

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



NOV 18 2016

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City of Victoria

Planning & Development Department  
Development Services Section



VICTORIA BC  
17 NOV 16

Cook Street Mixed Use  
Rezoning / Development Permit











## EXISTING



1 Existing View Along Cook Street Looking South  
Not to Scale



2 Existing View Along Oliphant Street Looking East  
Not to Scale



3 Existing View Along Cook Street Looking North  
Not to Scale

## PROPOSED



4 Proposed View Along Cook Street Looking South  
Not to Scale



5 Proposed View Along Oliphant Street Looking East  
Not to Scale



6 Proposed View Along Cook Street Looking North  
Not to Scale

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Item	Description	Value
1	Site Plan	
2	Site Plan	
3	Site Plan	
4	Site Plan	
5	Site Plan	
6	Site Plan	
7	Site Plan	
8	Site Plan	
9	Site Plan	
10	Site Plan	
11	Site Plan	
12	Site Plan	
13	Site Plan	
14	Site Plan	
15	Site Plan	
16	Site Plan	
17	Site Plan	
18	Site Plan	
19	Site Plan	
20	Site Plan	

de Hoog & Kienoff architects	
Cook Street Mixed Use	
Street Views	
A003	



1 View of Model Looking South-West  
Not to Scale



3 View of Model Looking South-East  
Not to Scale



2 View of Model Looking North-West  
Not to Scale



4 Birdseye View of Model Looking North-East  
Not to Scale

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Project Name	Cook Street Mixed Use
Project Address	100-102 Cook Street, Victoria BC
Project Number	2016-0001
Project Status	Approved
Project Date	2016-11-18
Project Author	de Hoog & Kienit architects
Project Reviewer	City of Victoria
Project Approved By	City of Victoria
Project Approved Date	2016-11-18

de Hoog & Kienit architects	
100-102 Cook Street	Victoria BC
Cook Street Mixed Use	
100-102 Cook Street	
Victoria BC	
Model Views	
1	A004



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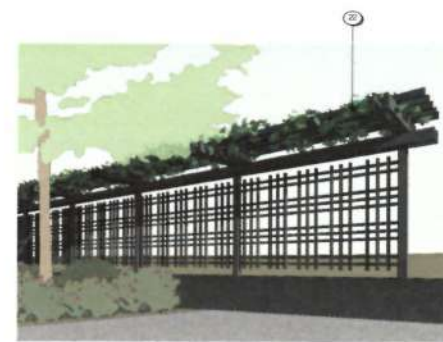




1 Live/Work Signage Detail  
A302 NTS



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 PRE-FINISHED METAL FASCIA - white
- 2 PRE-FINISHED METAL PANEL - white
- 3 ACQUILUS STUCCO - white
- 4 PRE-FINISHED METAL PANEL - medium grey
- 5 HORIZONTAL CERAMIC TILE - medium grey
- 6 METAL SIGNAGE - longboard fir
- 7 BRICK VENEER - distressed grey
- 8 PAINTED CONCRETE - light grey
- 9 ACQUILUS STUCCO - medium grey
- 10 PAINTED CONCRETE - dark grey
- 11 PORCELAIN TILE - glossy black
- 12 PRE-FINISHED ALUMINUM WINDOW - light grey
- 13 TONERLESS NEW TRANSLUCENT GLASS GLAZED WITH PRE-FINISHED ALUMINUM FRAME - light grey
- 14 TONERLESS NEW TRANSLUCENT GLASS GLAZED WITH PRE-FINISHED ALUMINUM FRAME - light grey
- 15 TONERLESS NEW TRANSLUCENT GLASS GLAZED WITH PRE-FINISHED ALUMINUM FRAME - light grey
- 16 PRE-FINISHED METAL FASCIA - medium grey
- 17 PRE-FINISHED ALUMINUM STOREFRONT WINDOW - light grey (typ.)
- 18 PRE-FINISHED METAL - light grey AND TONERLESS NEW TRANSLUCENT GLASS GLAZED WITH PRE-FINISHED ALUMINUM FRAME - light grey
- 19 STAINLESS STEEL cable structure for support (existing) - see landscape
- 20 ALUMINUM CONCRETE & BRICK FASCIA WITH PRE-FINISHED METAL - light grey
- 21 PRE-FINISHED METAL - light grey
- 22 PRE-FINISHED METAL - light grey
- 23 PRE-FINISHED METAL - light grey
- 24 PRE-FINISHED METAL - light grey

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

de Hoog & Kerul architects

Cook Street Mixed Use

Site Plan

A101

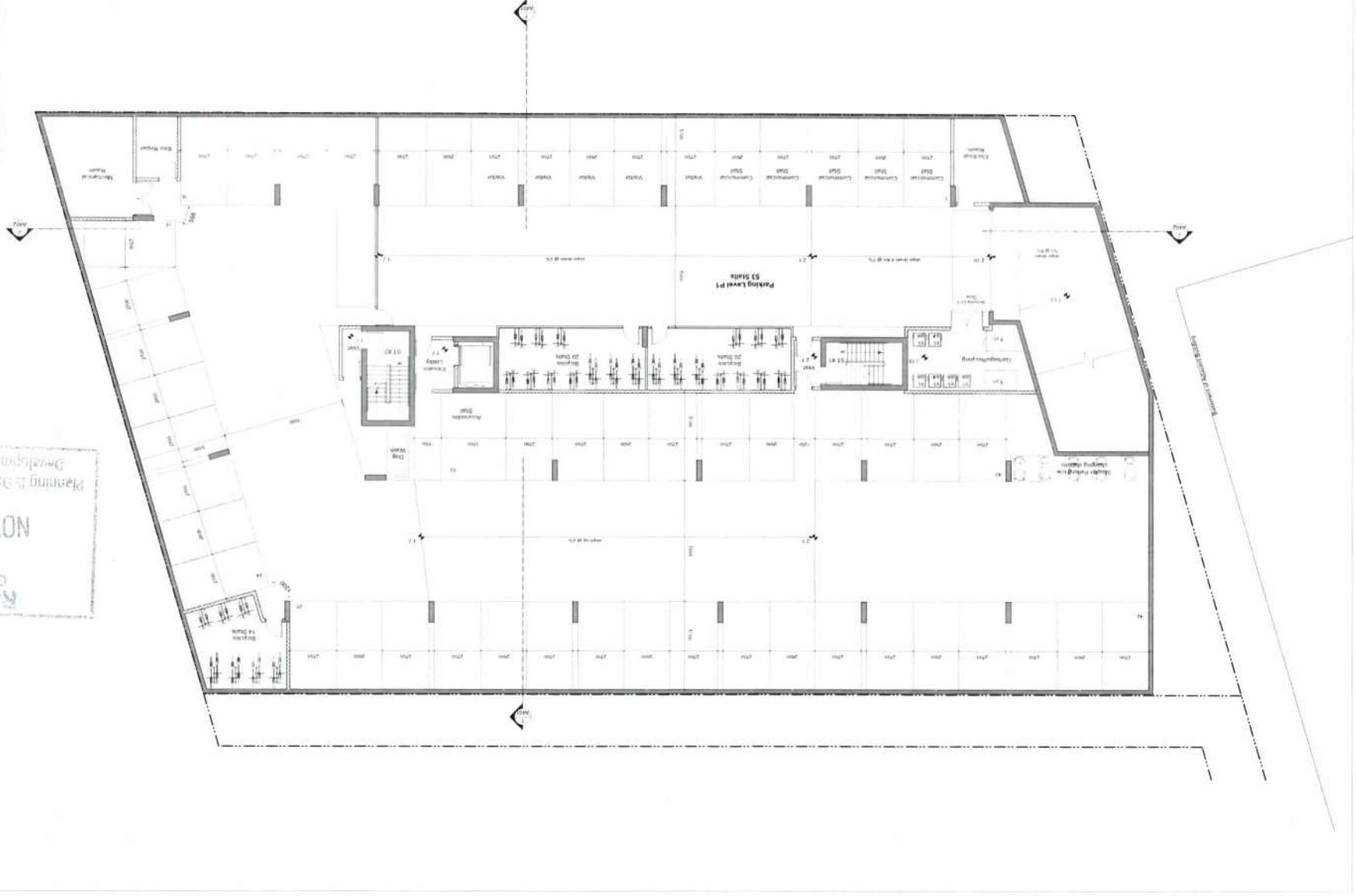


Level P1 Plan  
 Cock Street Mixed Use  
 100-102 Cock Street  
 Glasgow G1 1JH  
 Planning & Development Services Division  
 A201

Room	Area (sqm)	Volume (cu m)
Accommodation	1,200	3,600
Commercial	1,200	3,600
Public Space	1,200	3,600
Other	1,200	3,600
<b>Total</b>	<b>4,800</b>	<b>14,400</b>



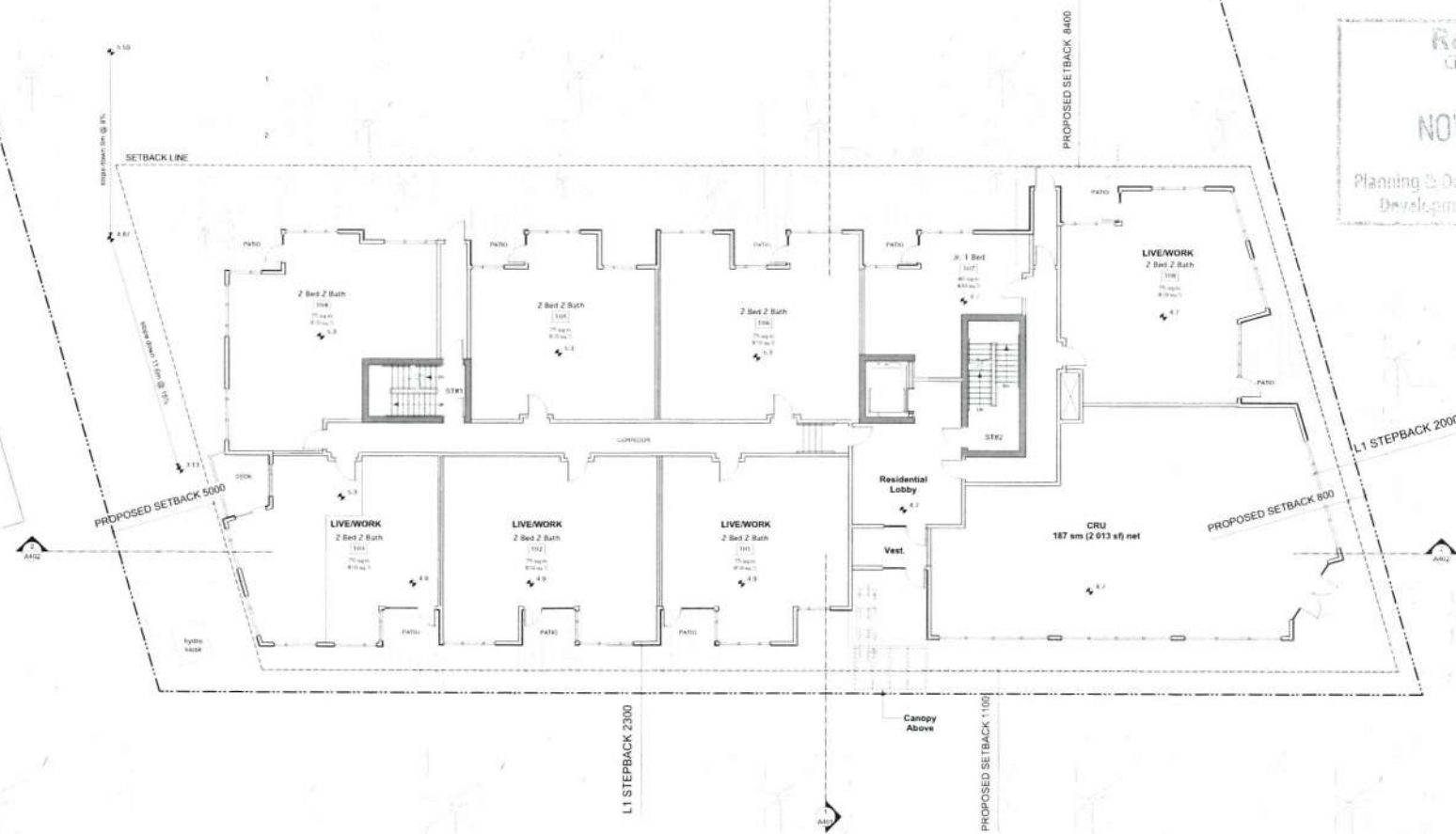
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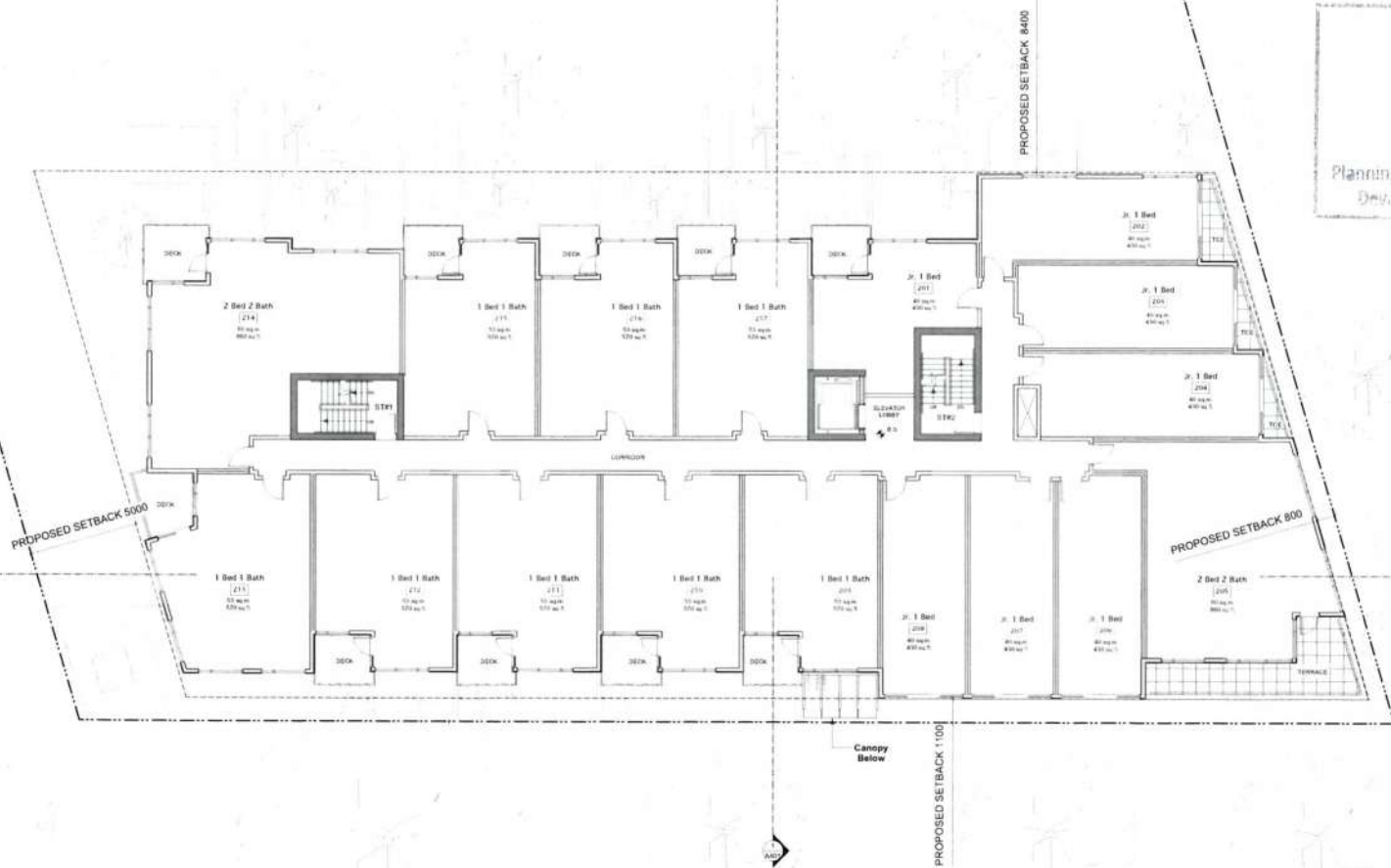
MAIN FLOOR TOTAL FLOOR AREA = 900 sm (9 690 sf)  
Total Retail Floor Area = 187 sm (2 013 sf)  
Total Residential Floor Area = 712 sm (7 664 sf)

RESIDENTIAL LEVEL 1  
8 suites

101	101	1080
102	102	1080
103	103	1080
104	104	1080
105	105	1080
106	106	1080
CRU	187	2013
Lobby	10	108
Vest.	5	54
Canopy	10	108
Hydro Meter	1	11
Stairs	10	108
Elevator	10	108
Corridor	10	108
Patio	10	108
Hydro Meter	1	11
Stairs	10	108
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Patio	10	108
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Elevator	10	108
Corridor	10	108
Patio	10	108
Hydro Meter	1	11
Stairs	10	108
Elevator	10	108
Corridor	10	108
Patio	10	



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Room	Area (sq. ft.)	Area (sq. m.)
1 Bed 1 Bath (211)	53 sq. ft.	5.0 sq. m.
1 Bed 1 Bath (212)	53 sq. ft.	5.0 sq. m.
1 Bed 1 Bath (213)	53 sq. ft.	5.0 sq. m.
1 Bed 1 Bath (214)	53 sq. ft.	5.0 sq. m.
1 Bed 1 Bath (215)	53 sq. ft.	5.0 sq. m.
1 Bed 1 Bath (216)	53 sq. ft.	5.0 sq. m.
1 Bed 1 Bath (217)	53 sq. ft.	5.0 sq. m.
1 Bed 1 Bath (218)	53 sq. ft.	5.0 sq. m.
1 Bed 1 Bath (219)	53 sq. ft.	5.0 sq. m.
2 Bed 2 Bath (214)	80 sq. ft.	7.5 sq. m.
Jr. 1 Bed (219)	40 sq. ft.	3.7 sq. m.
Jr. 1 Bed (220)	40 sq. ft.	3.7 sq. m.
Jr. 1 Bed (221)	40 sq. ft.	3.7 sq. m.
Jr. 1 Bed (222)	40 sq. ft.	3.7 sq. m.
2 Bed 2 Bath (220)	80 sq. ft.	7.5 sq. m.

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

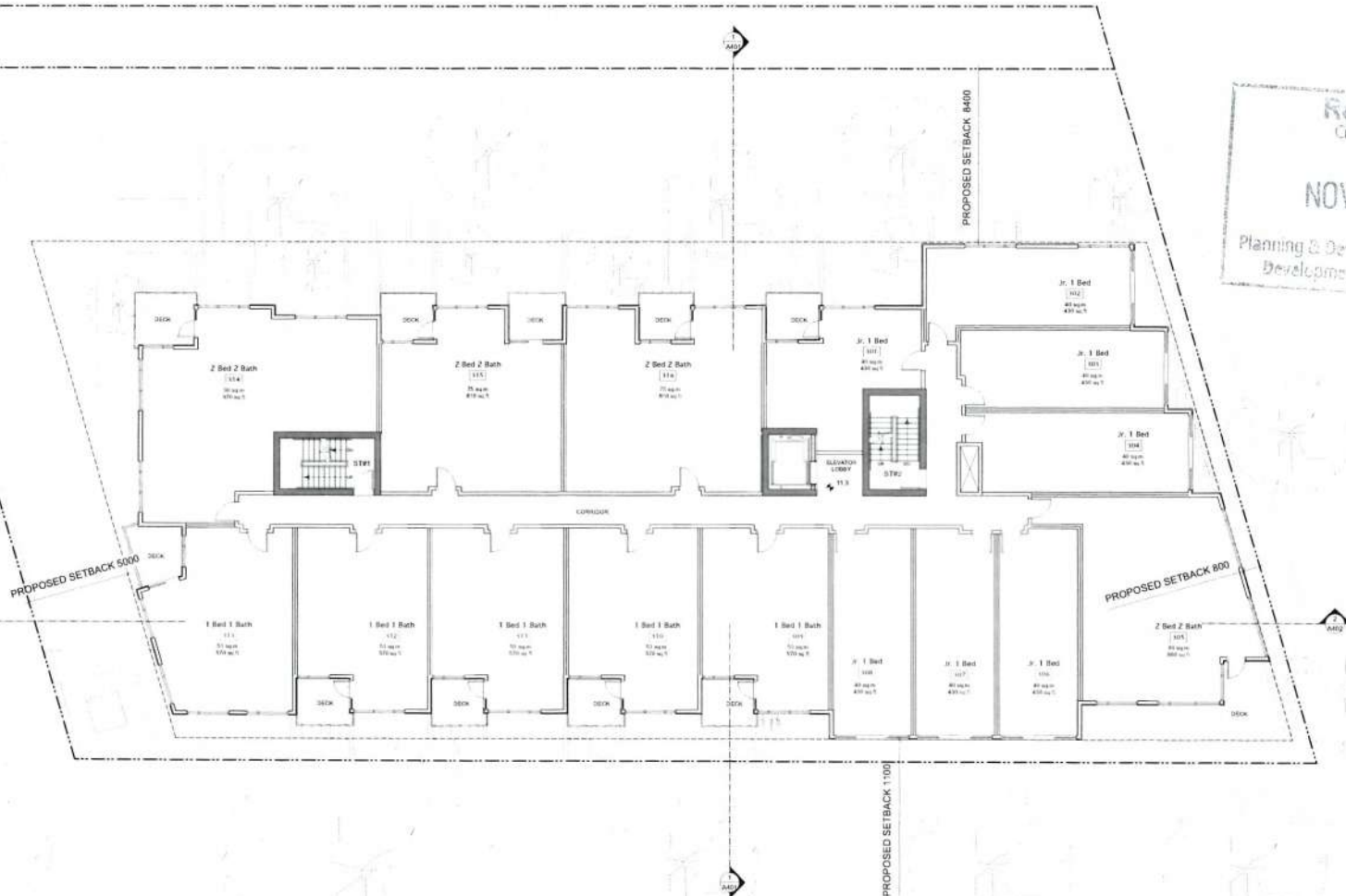
de Hoog & Kierulff architects

Cook Street Mixed Use  
220 Cook Street  
Victoria, BC

Level L2 Plan

A203

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Room	Area (sqm)	Area (sq ft)
101	40.0	431
102	40.0	431
103	40.0	431
104	40.0	431
105	45.0	488
106	40.0	431
107	40.0	431
108	40.0	431
109	33.0	356
110	33.0	356
111	33.0	356
112	33.0	356
113	33.0	356
114	45.0	488
115	45.0	487
116	45.0	491
117	50.0	539
<b>Total</b>	<b>990.0</b>	<b>10660</b>

de Hoog & Koorl architects

Cook Street Mixed Use

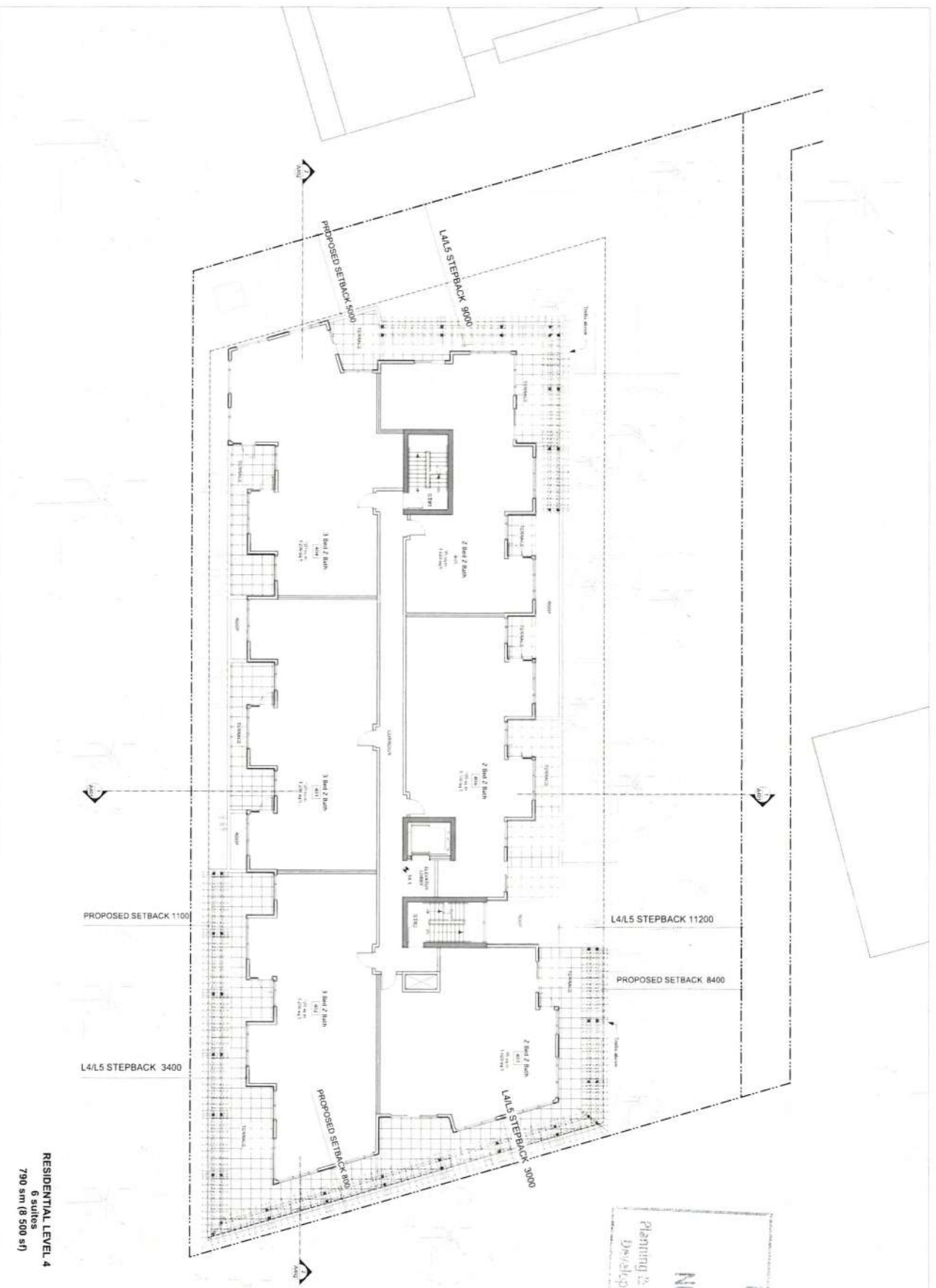
Level L3 Plan

A204

RESIDENTIAL LEVEL 3  
16 suites  
990 sm (10 660 sf)



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RESIDENTIAL LEVEL 4  
6 suites  
790 sm (8 500 sq ft)

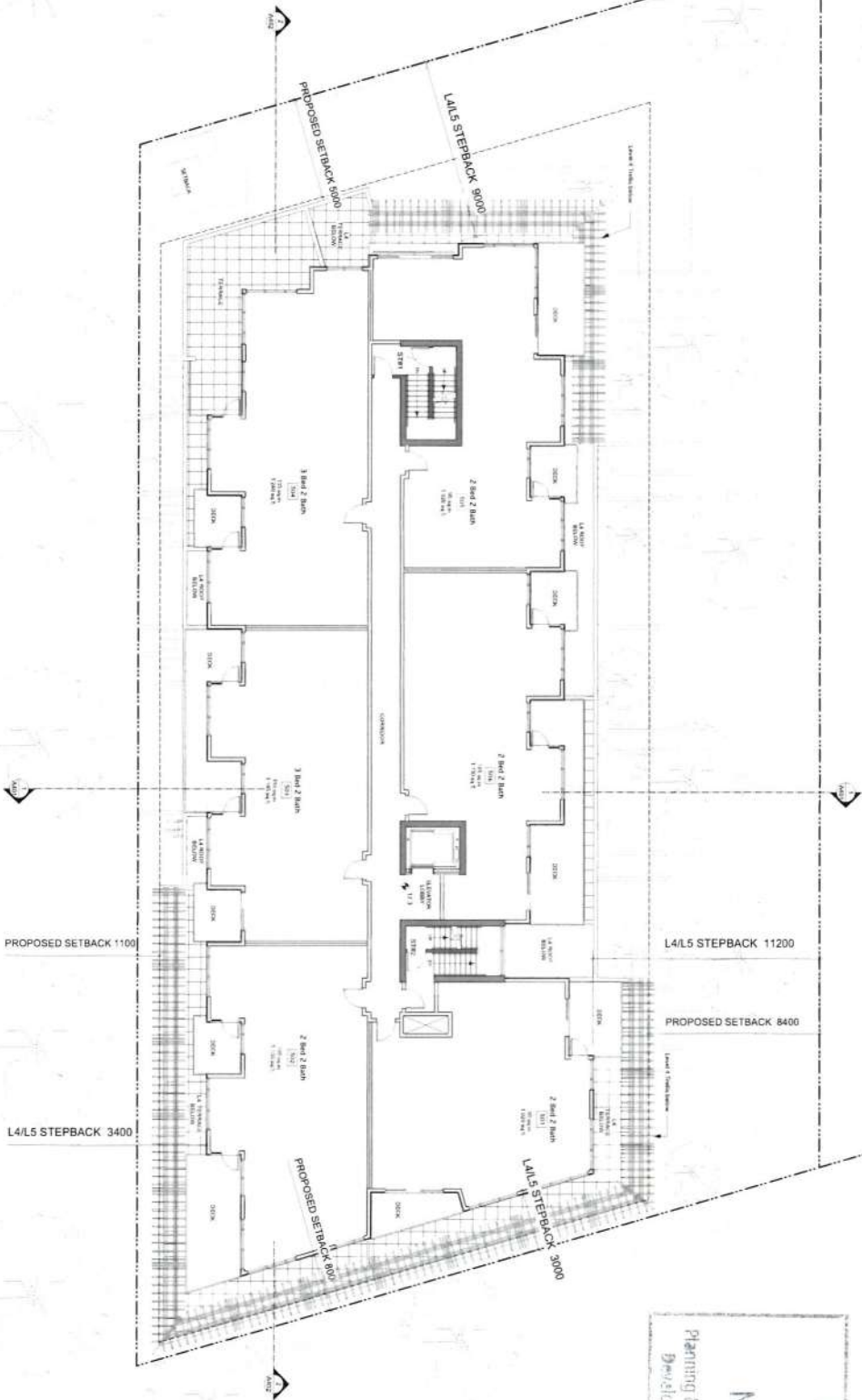
<p>of Hong &amp; Peter Architects 100-1111 14th Ave S Victoria, BC V8W 2E1 Tel: 250-383-1111 Fax: 250-383-1112 www.hongpeter.com</p>	<p>City of Victoria Development Services Division 1100 Government Street Victoria, BC V8W 2E1 Tel: 250-383-1111 Fax: 250-383-1112 www.victoria.ca</p>
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<p>Level L4 Plan 790 sm (8 500 sq ft) A205</p>	<p>City of Victoria Development Services Division 1100 Government Street Victoria, BC V8W 2E1 Tel: 250-383-1111 Fax: 250-383-1112 www.victoria.ca</p>
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**RESIDENTIAL LEVEL 5**  
**6 suites**  
**750 sm (8 075 sf)**

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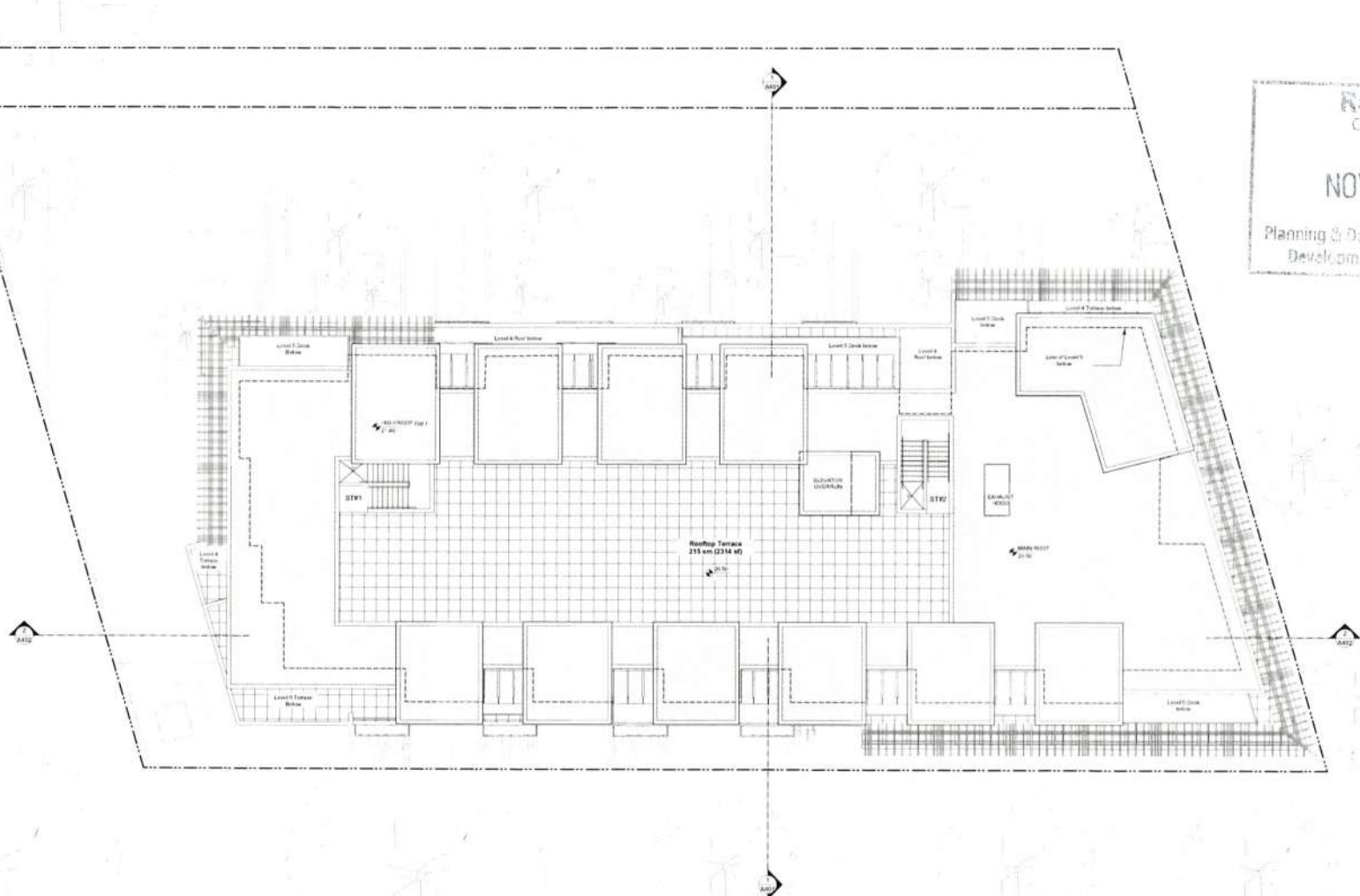
	
<b>de Hoog &amp; Minnif architects</b>	
101 West 14th St. 2nd Floor New York, NY 10011 Tel: 212-254-1111 Fax: 212-254-1112	100 West 14th St. 2nd Floor New York, NY 10011 Tel: 212-254-1111 Fax: 212-254-1112
<b>Cook Street Mixed Use</b> 100 West 14th St. New York, NY 10011	
<b>Level L5 Plan</b>	
<b>A206</b>	-



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Development Services Division



Room	Area (sqm)	Area (sq ft)
Room 1	10.0	107.6
Room 2	10.0	107.6
Room 3	10.0	107.6
Room 4	10.0	107.6
Room 5	10.0	107.6
Room 6	10.0	107.6
Room 7	10.0	107.6
Room 8	10.0	107.6
Room 9	10.0	107.6
Room 10	10.0	107.6
Room 11	10.0	107.6
Room 12	10.0	107.6
Room 13	10.0	107.6
Room 14	10.0	107.6
Room 15	10.0	107.6
Room 16	10.0	107.6
Room 17	10.0	107.6
Room 18	10.0	107.6
Room 19	10.0	107.6
Room 20	10.0	107.6
Room 21	10.0	107.6
Room 22	10.0	107.6
Room 23	10.0	107.6
Room 24	10.0	107.6
Room 25	10.0	107.6
Room 26	10.0	107.6
Room 27	10.0	107.6
Room 28	10.0	107.6
Room 29	10.0	107.6
Room 30	10.0	107.6
Room 31	10.0	107.6
Room 32	10.0	107.6
Room 33	10.0	107.6
Room 34	10.0	107.6
Room 35	10.0	107.6
Room 36	10.0	107.6
Room 37	10.0	107.6
Room 38	10.0	107.6
Room 39	10.0	107.6
Room 40	10.0	107.6
Room 41	10.0	107.6
Room 42	10.0	107.6
Room 43	10.0	107.6
Room 44	10.0	107.6
Room 45	10.0	107.6
Room 46	10.0	107.6
Room 47	10.0	107.6
Room 48	10.0	107.6
Room 49	10.0	107.6
Room 50	10.0	107.6
Room 51	10.0	107.6
Room 52	10.0	107.6
Room 53	10.0	107.6
Room 54	10.0	107.6
Room 55	10.0	107.6
Room 56	10.0	107.6
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Room 72	10.0	107.6
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Room 74	10.0	107.6
Room 75	10.0	107.6
Room 76	10.0	107.6
Room 77	10.0	107.6
Room 78	10.0	107.6
Room 79	10.0	107.6
Room 80	10.0	107.6
Room 81	10.0	107.6
Room 82	10.0	107.6
Room 83	10.0	107.6
Room 84	10.0	107.6
Room 85	10.0	107.6
Room 86	10.0	107.6
Room 87	10.0	107.6
Room 88	10.0	107.6
Room 89	10.0	107.6
Room 90	10.0	107.6
Room 91	10.0	107.6
Room 92	10.0	107.6
Room 93	10.0	107.6
Room 94	10.0	107.6
Room 95	10.0	107.6
Room 96	10.0	107.6
Room 97	10.0	107.6
Room 98	10.0	107.6
Room 99	10.0	107.6
Room 100	10.0	107.6

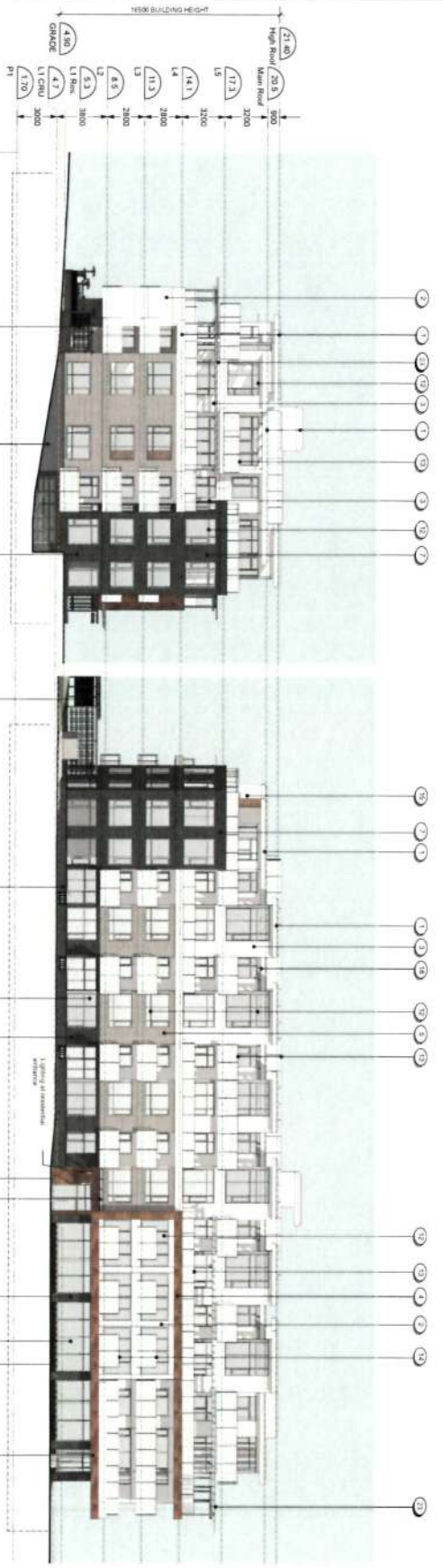
de Hoog & Karul architects

100 Cook Street  
Melbourne VIC 3000

Cook Street Mixed Use  
100 Cook Street  
Melbourne VIC 3000

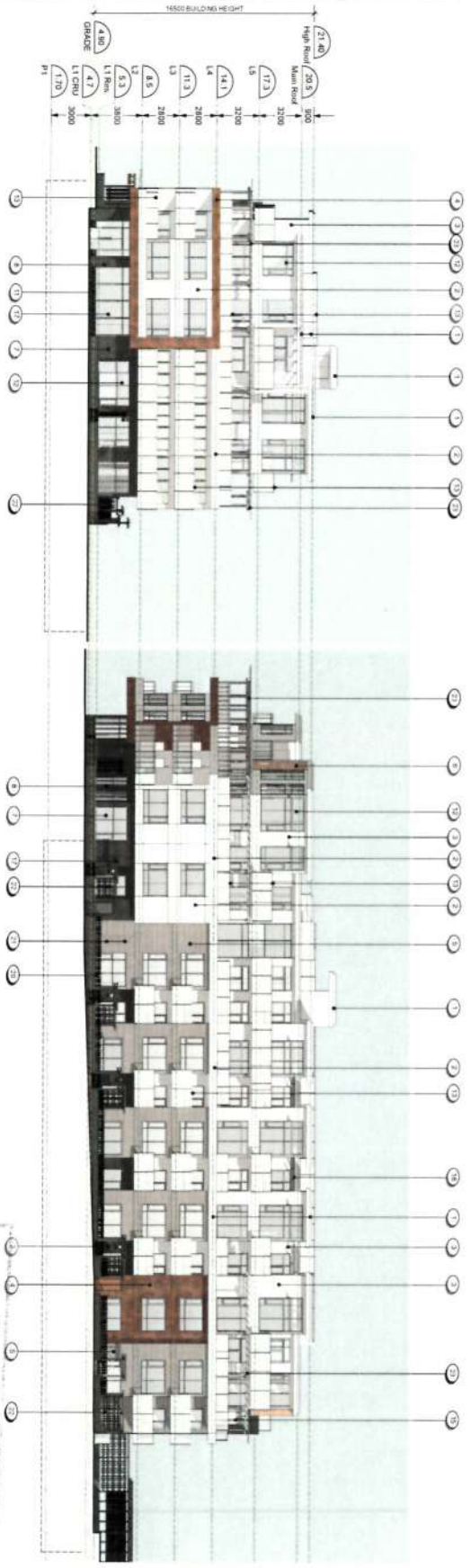
Roof Plan

A207



1 South Elevation  
ASB T150

2 East Elevation  
ASB T150



3 North Elevation  
ASB T150

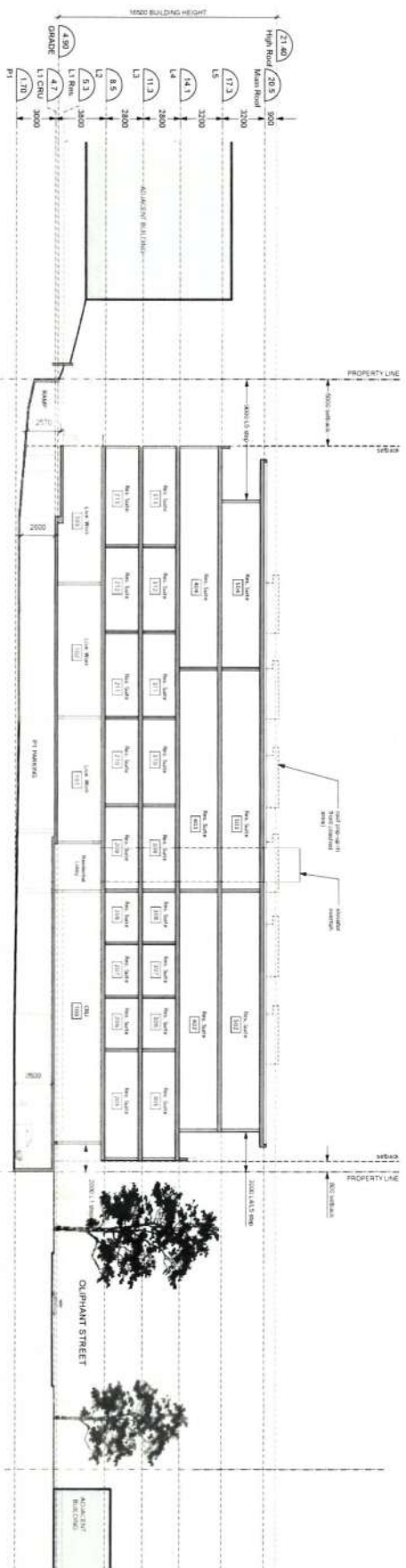
4 West Elevation  
ASB T150

- MATERIALS SCHEDULE**
- 1. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 2. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 3. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 4. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 5. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 6. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 7. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 8. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 9. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 10. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 11. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 12. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 13. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 14. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 15. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 16. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 17. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 18. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 19. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 20. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.
  - 21. EXTERIOR WALLS: CMU, 8" thick, with exterior finish.

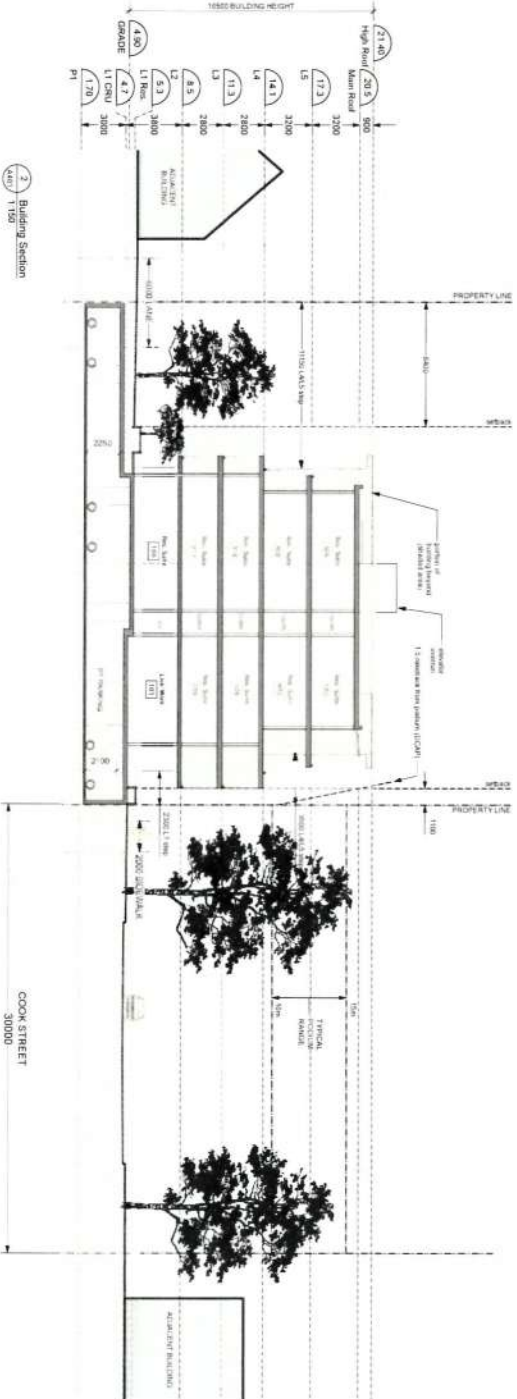
NOV 18 2016

Received  
City of Victoria  
Planning & Development Department  
Development Services Division

Project Name	4th Floor & Second Addition
Location	4000 St. James Street, Victoria, BC
Client	City of Victoria
Drawn by	ASB01
Checked by	
Approved by	



1 Building Section  
150' x 3000'

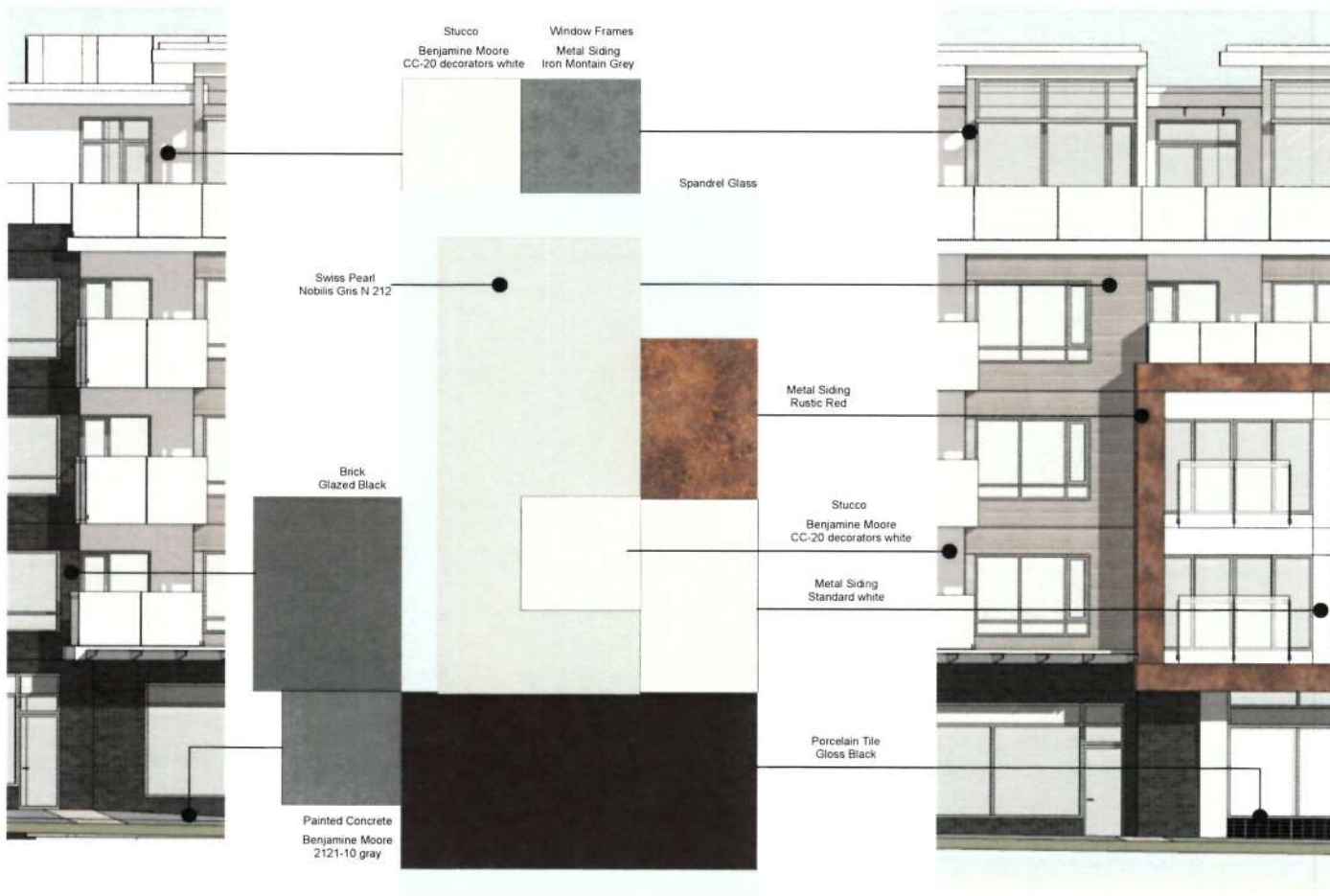


2 Building Section  
150' x 3000'

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

Site Plan & Section Drawings	
Cook Street (Kings Lane)	
Scale: 1/8" = 1'-0"	
Section: 150' x 3000'	
Sheet: A401	





VICTORIA BC  
2014-11-10

Cook Street Mixed Use

Material Board

de Hoog & Kierulff architects



Received  
City of Victoria

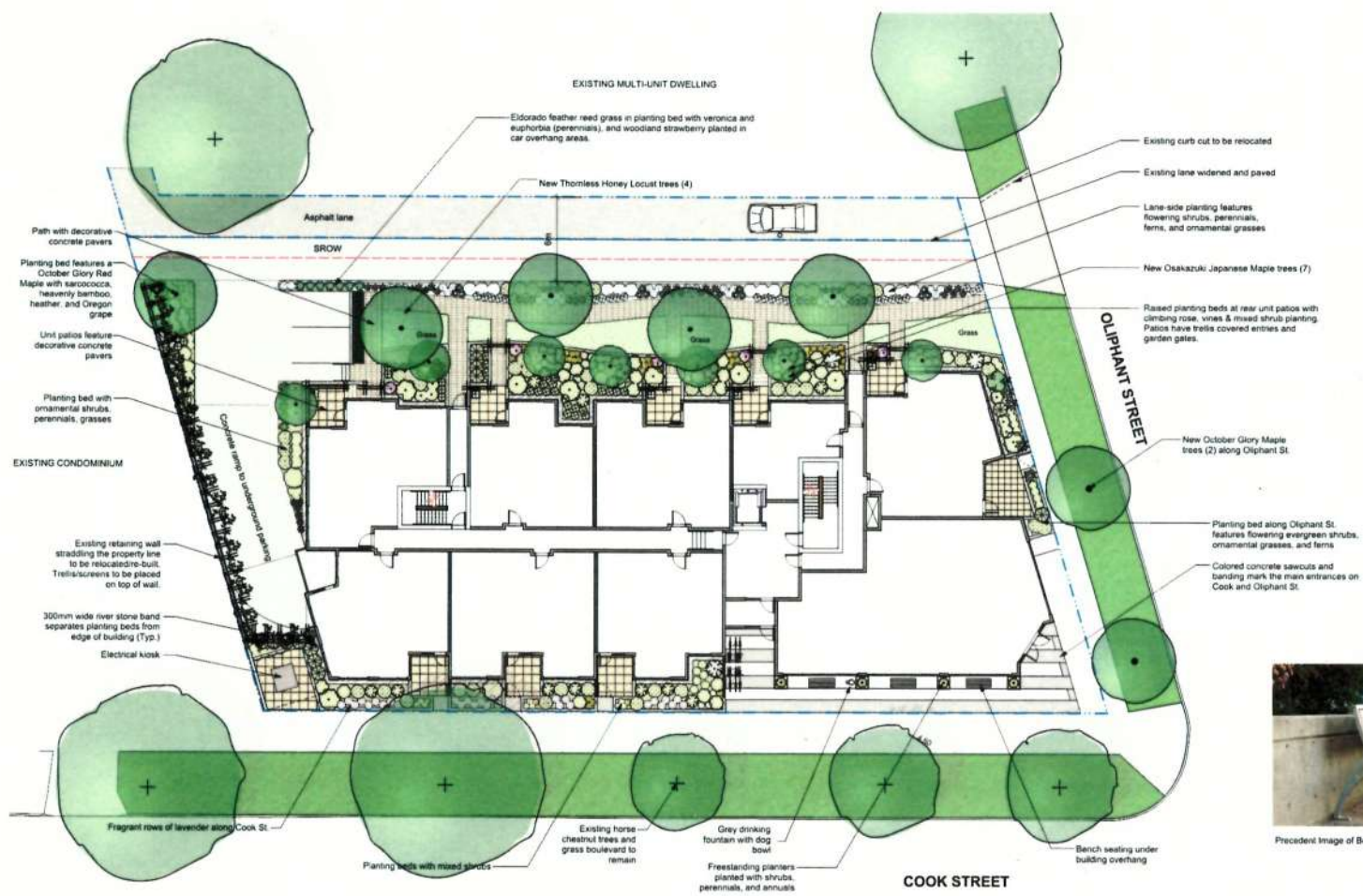
NOV 18 2016

Planning & Development Department  
Development Services Division



CITY OF VICTORIA  
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NOV 24 2016  
DEEMED  
NOV 18 2016

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Recommended Nursery Stock

Trees			
Total 12			
Botanical Name	Common Name	Size	Notes
Acer palmatum 'Dissectum'	Japanese Maple	#10 pot	
Acer palmatum 'Dissectum'	Japanese Maple	#10 pot	
Acer palmatum 'Dissectum'	Japanese Maple	#10 pot	
Large Shrubs			
Total 17			
Botanical Name	Common Name	Size	Notes
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Medium Shrubs			
Total 17			
Botanical Name	Common Name	Size	Notes
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Small Shrubs			
Total 20			
Botanical Name	Common Name	Size	Notes
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Perennials, Annuals and Ferns			
Total 177			
Botanical Name	Common Name	Size	Notes
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Groundcovers			
Total 104			
Botanical Name	Common Name	Size	Notes
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Vines			
Total 17			
Botanical Name	Common Name	Size	Notes
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Roof Planting			
Total 10			
Botanical Name	Common Name	Size	Notes
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	
Camellia japonica 'Nana'	Japanese Camellia	#10 pot	

Notes:  
1. All work to be completed to current BCSLA Landscape Standards  
2. All soft landscape to be irrigated with an automatic irrigation system

REV	DATE	DESCRIPTION
I	Nov 23-16	Drinking fountain relocated
H	Nov 18-16	Drinking fountain added
G	Oct 20-16	At-grade Paving Pattern, Unit Entrances & Ramps (Paving - Revised)
F	Sept 16-16	Landscape Plan
E	July 28-16	Issues for Planning/Development Panel
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

LADR LANDSCAPE ARCHITECTS  
28-495 Dupplin Rd Victoria, B.C. V6Z 1B9  
Phone: (250) 588-0105 Fax: (250) 412-0696

PROJECT  
220 Cook Street  
Victoria, BC

TITLE  
Landscape Plan  
Main Level

SCALE  
1:150  
DRAWN  
BW/RL  
CHECKED

PROJECT No  
1502

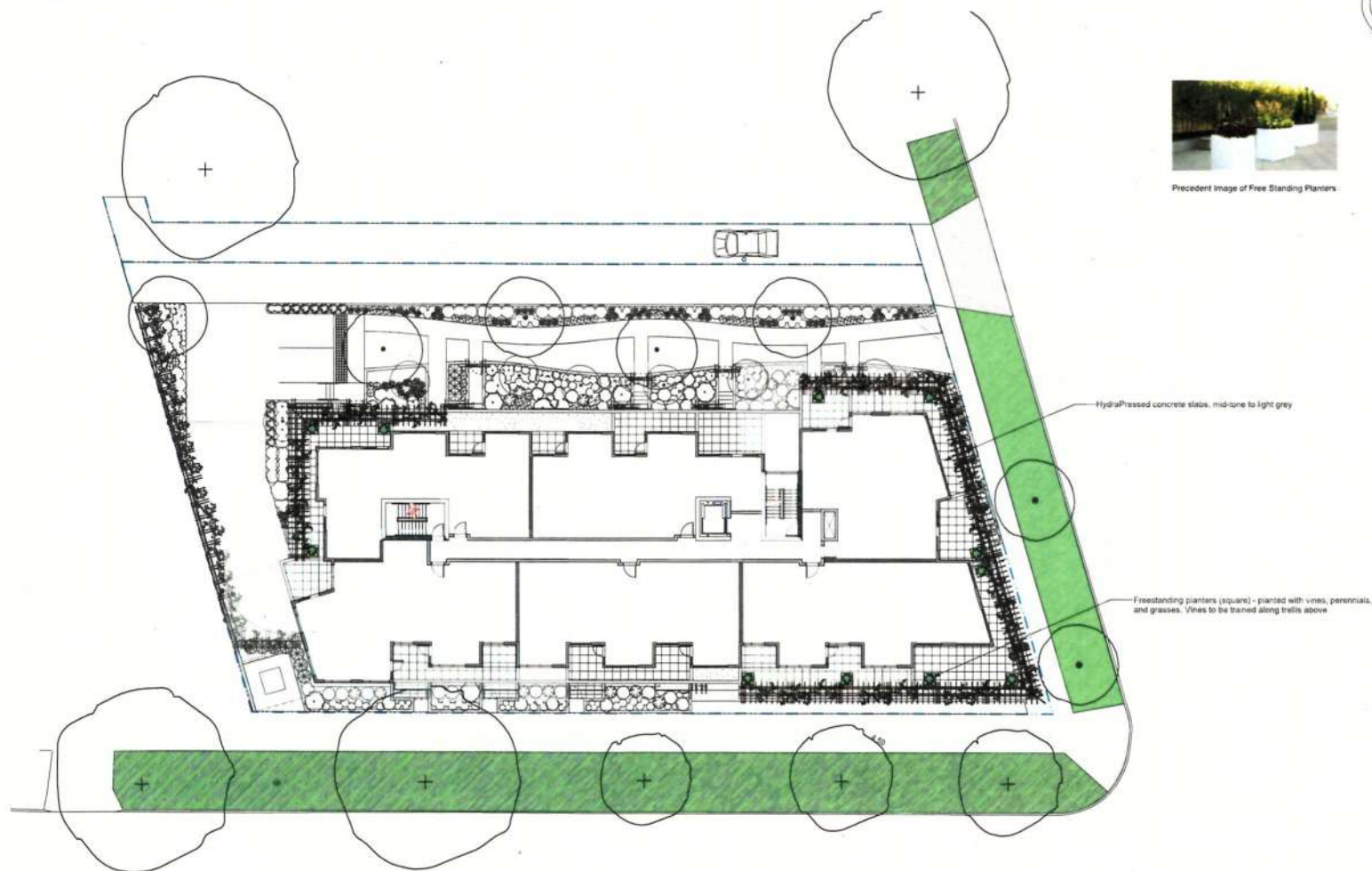
DATE  
Mar 22-16  
L1 of 4  
SHEET



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Precedent image of Free Standing Planters



**CITY OF VICTORIA**  
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**NOV 24 2016** **NOV 18 2016**

I	Nov 23-16	Drinking fountain relocated
H	Nov 18-16	Drinking fountain added
G	Oct 20-16	All grade Paving Pattern, Unit Entries & Paved Parking - Revised
F	Sept 16-16	Level 4 Plan Added
E	July 26-16	Issued for Planning/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



28-495 Dupplin Rd. Victoria B.C. V8Z 1B8  
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PROJECT

220 Cook Street  
Victoria, BC

TITLE

Landscape Plan  
Level 4

SCALE

1:150

DRAWN

BW/RL

CHECKED

PROJECT NO.

1502

DATE

Mar 22-16

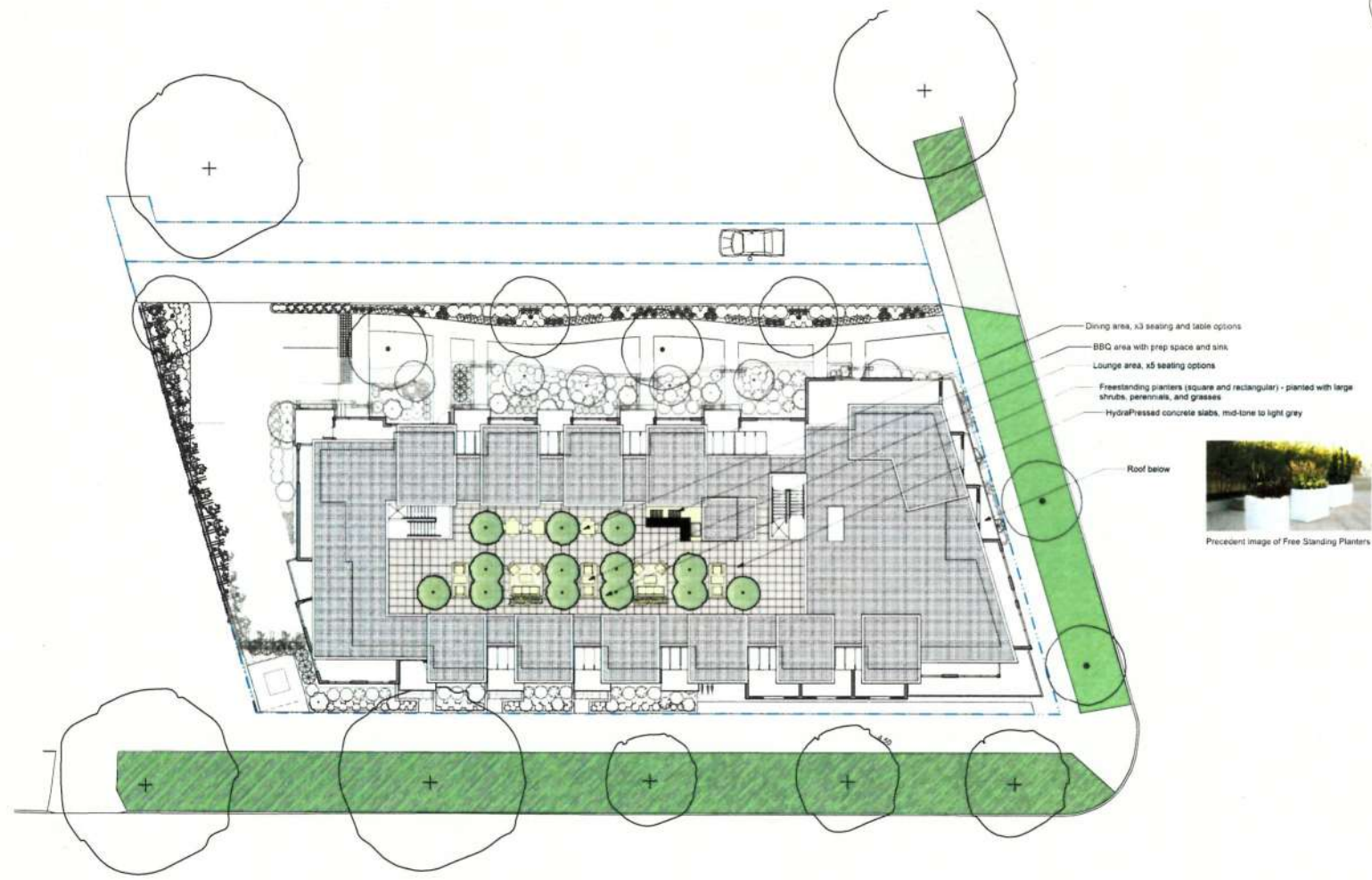
L2 of 4

SHEET





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- Dining area, x3 seating and table options
- BBQ area with prep space and sink
- Lounge area, x5 seating options
- Freestanding planters (square and rectangular) - planted with large shrubs, perennials, and grasses
- HydraPressed concrete slabs, mid-tone to light grey

Roof below



Precedent image of Free Standing Planters

**CITY OF VICTORIA**  
**RECEIVED** **DEEMED**  
**NOV 24 2016** **NOV 18 2016**

I	Nov 23-16	Drinking fountain relocated
H	Nov 18-16	Drinking fountain added
G	Oct 20-16	All grasses Planted Pattern, Unit Entries & Reworked Planting - Revised
F	Sept 10-16	Landscape Revised
E	July 20-16	Issued for Planning/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



28-495 Duppin Rd. Victoria, B.C. V6Z 1B8  
Phone: (250) 588-0105 Fax: (250) 412-0696

PROJECT

220 Cook Street  
Victoria, BC

TITLE

Landscape Plan  
Roof Terrace

SCALE

1:150

DRAWN

BW/RL

CHECKED

PROJECT No.

1502

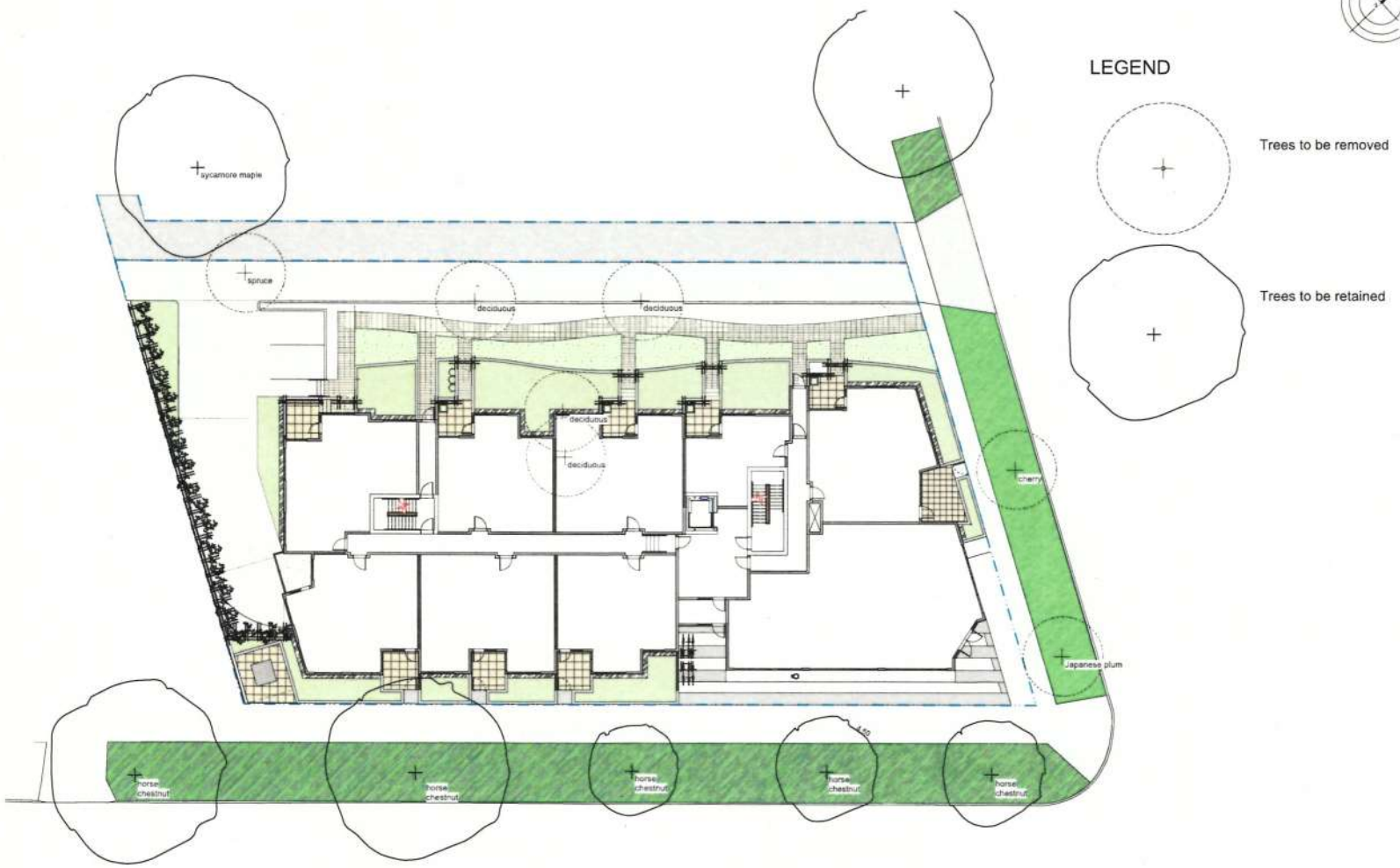
DATE

Mar 22-16

L3 of 4  
SHEET



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LEGEND

Trees to be removed

Trees to be retained

I	Nov 23-16	Drinking fountain relocated
H	Nov 16-16	Drinking fountain added
G	Oct 20-16	All grade Planning Pattern Unit Entries & Revised Planting - Revised
F	Sept 16-16	Landscape Revised
E	July 29-16	Request for Requiring/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

 **LADR LANDSCAPE ARCHITECTS**  
28-495 Dupplin Rd. Victoria B.C. V8Z 1S8  
Phone (250) 588-0105 Fax (250) 412-0696

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  
SHEET

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**NOV 24 2016** **NOV 18 2016**



October Glory Maple



Autumn Brilliance Serviceberry



Bowhall Maple

July 28-16  
June 9-16



28-495 Douglas Rd. Victoria B.C. V8Z 1B8  
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