

REPORTS OF THE COMMITTEES

2. Planning and Land Use Committee – October 15, 2015

2. Rezoning Application No. 00488 for 59 Cook Street

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council instruct staff to prepare the necessary:

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

9. COMBINED APPLICATIONS

9.1 Rezoning Application No. 00488 for 59 Cook Street

Committee received a report regarding an application for 59 Cook Street. The proposal is to rezone the property in order to permit a two-lot subdivision and allow the construction of one new small lot house.

Action:

It was moved by Councillor Isitt, seconded by Councillor Alto, that Committee recommends that Council instruct staff to prepare the necessary:

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

Committee discussed:

- Concerns regarding the density that is being created in stable neighbourhoods.

CARRIED UNANIMOUSLY 15/PLUC224



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: Rezoning Application No. 00488 for 59 Cook Street

RECOMMENDATION

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

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

LEGISLATIVE AUTHORITY

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

EXECUTIVE SUMMARY

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

The following points were considered in assessing this Application:

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

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

BACKGROUND

Description of Proposal

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

Heritage

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

Sustainability Features

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

Active Transportation Impacts

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

Public Realm Improvements

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

Land Use Context

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

Existing Site Development and Development Potential

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

Data Table

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

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

Community Consultation

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

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

ANALYSIS

Official Community Plan

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

Small Lot House Rezoning Policy (2002)

The *Small Lot House Rezoning Policy* encourages sensitive infill development with an emphasis on ground-oriented housing that fits in with the existing character of a neighbourhood. The Policy refers to a "Small Lot House" with a minimum lot size of 260m² and a minimum lot width of 10m. The small lot meets the minimum lot size and lot width requirements in the R1-S2 Zone.

CONCLUSIONS

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

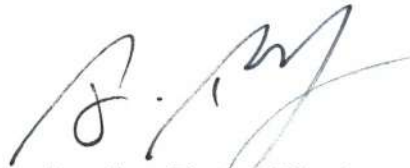
ALTERNATE MOTION

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

Respectfully submitted,



Rob Bateman
Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

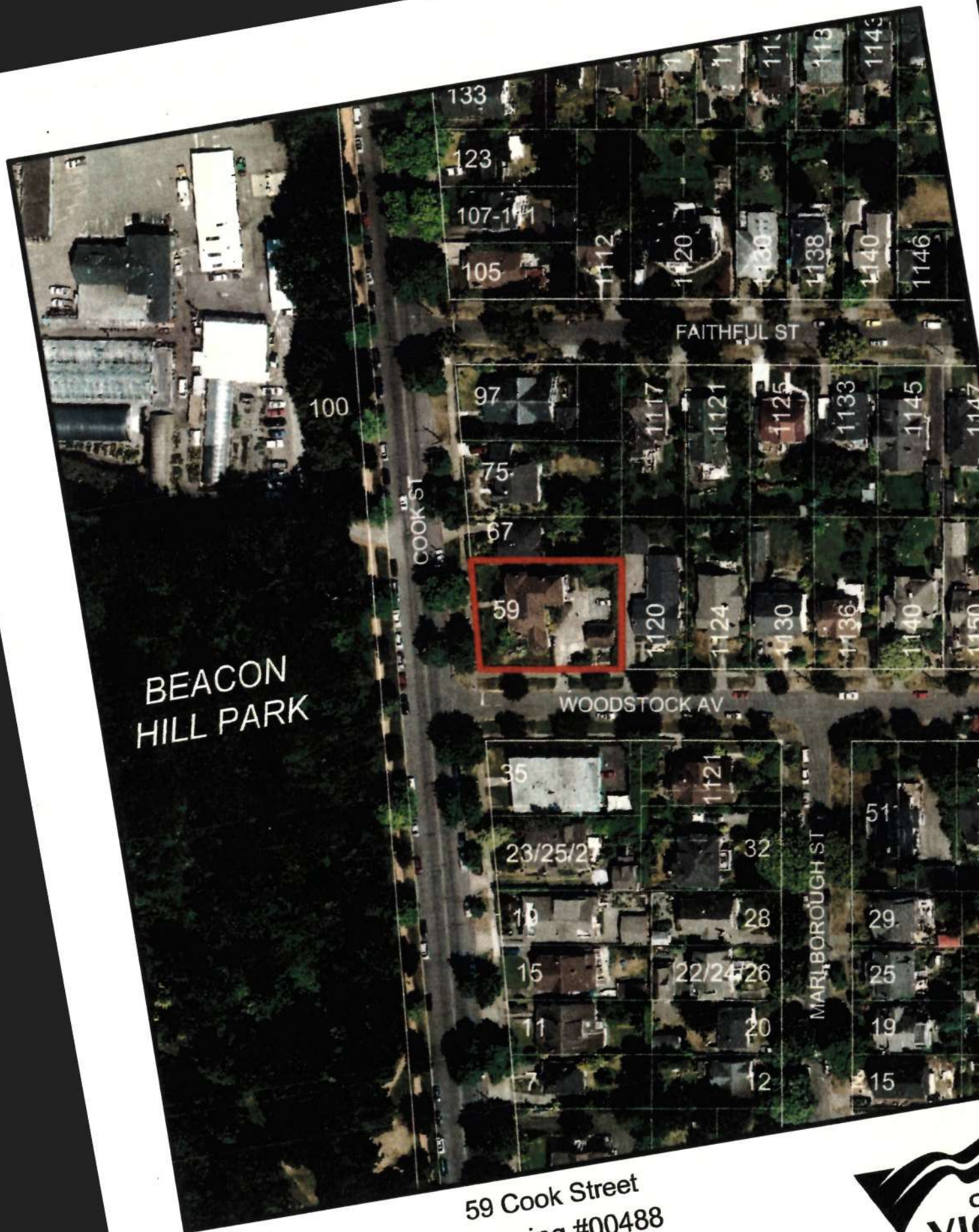
Report accepted and recommended by the City Manager:



Date: October 6, 2015

List of Attachments

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



BEACON
HILL PARK

59 Cook Street
Rezoning #00488
Bylaw #

N



06 August 2015

59 Cook Street

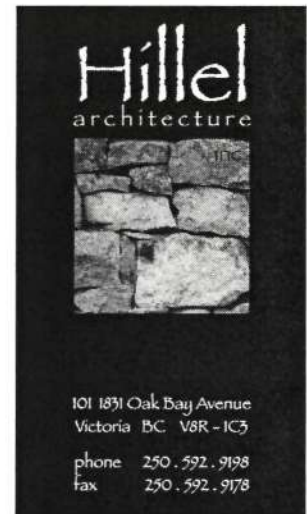
Submitted on behalf of Conrad Nyren

(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 division of the R1-B lands of 59 Cook Street. The proposal is for the creation of one new lot R1S2 zoning Bylaw and is therefore a rezoning. The Parcel Remainder would remain under its existing R1-B zoning, however both the existing building and its new conditions of placement on the parcel remainder requires a Development Variance Permit to ensure Council approval of those conditions, and correctly registering these items on title, should they prove acceptable.

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 in the location of the current 2 car garage building. 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 ± 1237 m² [$\pm 13,315$ ft²] property in to one 318.06 m² lot for the new residence conforming to R1S2, and one 918.86 m² 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 on Cook Street and side yard setback 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, shares the existing driveway entry, preventing any affect on existing mature street trees, existing stone walls, or boulevard greenspace. This landscaping maturity that is present - remains. Both neighbours and the owners alike prefer the mature trees, the contributing character of the existing stone fence wall, and the matured hedging that also remains both sides of this shared driveway entry.

The History

The existing building was originally designed as a single family home, and formally converted in 1946 to a multi family dwelling / multi unit dwelling containing five suites, under a federal housing initiative.

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 home contained a side entry in the form of a porte cochere. 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

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 aerial 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. It is this sharing of an existing driveway opening in a stone fence wall that has created some of the variances listed herein for Council consideration. The access drive is shared between two residences, and both its width and its placement partially on each property defines a need for variance considerations, and reciprocal easements registered on both property titles.

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 known as the "Chinaman's Suite".

Summary of Development Proposal

59 Cook Street R1-B Lot is subdivided under this proposal, and remains R1-B.

Item 1. Rezoning: the new lot, requested to be zoned R1S2 is accessed from Woodstock Avenue through its current driveway access. This rezoning submission requires a variance on the drive aisle behind its parking stall, as portions of its drive access lane is over the adjoining Lot.

Item 2. Development Variance Permit. The Parcel Remainder containing the existing main house, containing 5 units would remain on a Lot with a rear yard that by lot depth should equal 7.55m, and under this proposal is requested to be 4.6m. Variance 1.

Item 3. In addition, access to parking stall 5 is a requested variance. The existing parking stall, a Porte Cochere proven by transportation staff as accessible by vehicles because of its generous width, will not be serviced by a 7m access aisle and is accessed through a 3.6m driveway. An auto turn study was performed by staff, and templates provided to this firm to ensure all cars had means of manouvering. Related to this variance is a issue of access to stall 2 and 3 where their access aisle passes over the neighbouring property line. These drive aisle conditions are Variance 2.

The placement of these parking stalls, away from the streetscape, and in an existing fenced rear yard area, is the subject of Variance 3. The parking stalls are accessed over a shared driveaisle therefore each is not appropriately screened from each other, resulting in a request for a relaxation from rear yard screening from 1.5m to 0m, and the omission of a fence from 1.8m to 0m.

59 Cook Street R1-B Lot is subdivided, and a new R1S2 Lot is created.

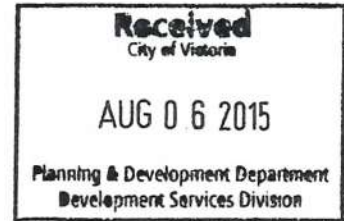
Item 1. Rezoning: the new lot, subdivided from an R1-B existing lot requested to be zoned R1S2, is accessed from Woodstock Avenue through its current driveway access. This rezoning submission requires a variance on the drive aisle width from 7.0m to 4.6m at stall 4, as portions of its drive access lane is over the adjoining Lot.

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

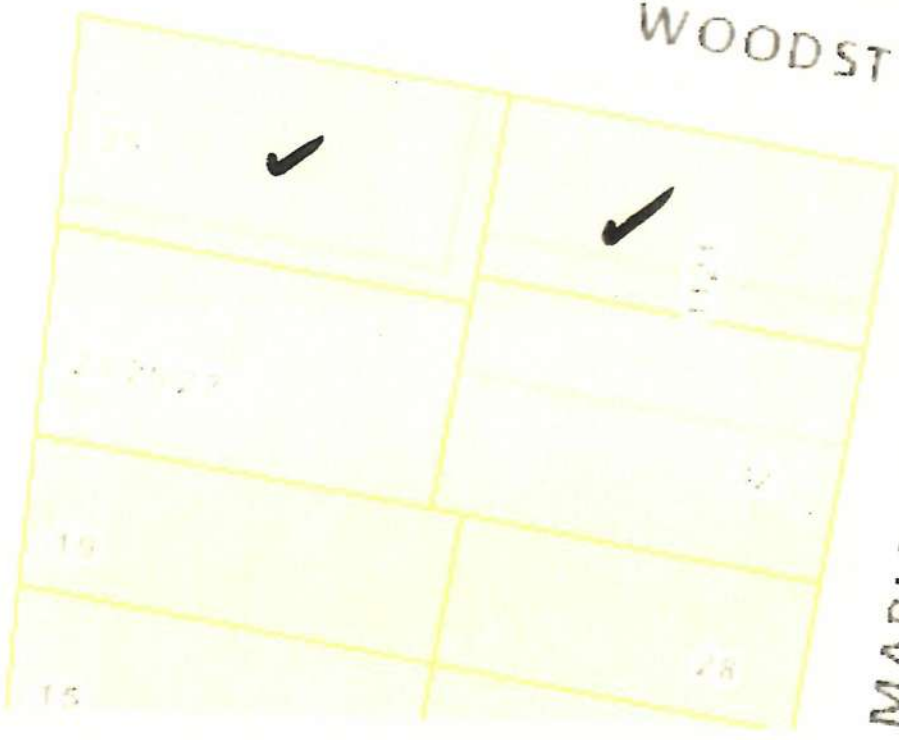
FAITHFUL

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)

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

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 NYLEN (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) 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.

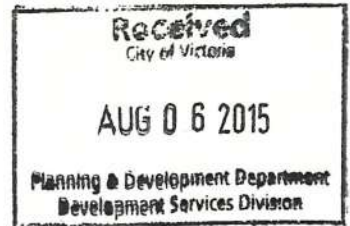
Comments:

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 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 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:

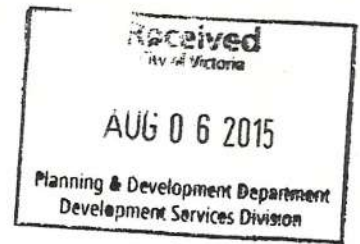
☒ I support the application.

☐ 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 R1S2, small lot two story zone, to permit a subdivision and construction of a new, smaller, single family home, located approximately where the existing garage is now located.

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

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

Conrad Nyren
59 Cook Street
April 10, 2015
email: conradnyren01@gmail.com
tel: 250 589 9520

DELIVERED BY HAND APRIL 10, 2015 TO:

35 COOK STREET UNITS 1 THRU 9

1157 WOODSTOCK UNITS 1 THRU 7



Cook Street - Subject Property Existing Residence



Woodstock Avenue - Adjacent Neighboring Properties Across Street



Woodstock Avenue - Subject Property Existing Residence



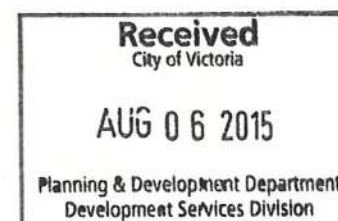
Woodstock Avenue - Subject Property & Project Area

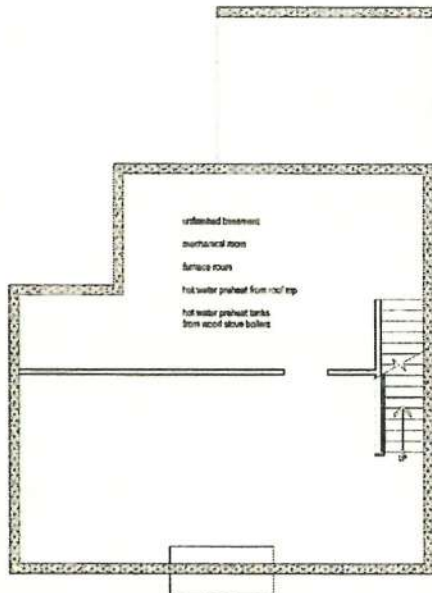


Woodstock Avenue - Adjacent Neighboring Properties



Woodstock Avenue - Neighboring Properties

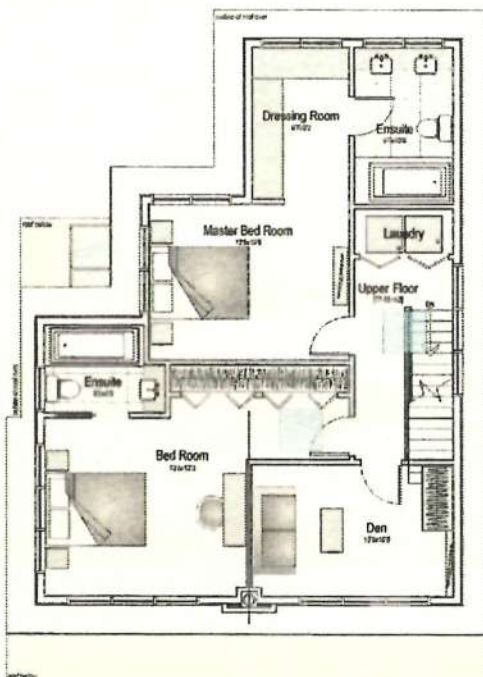




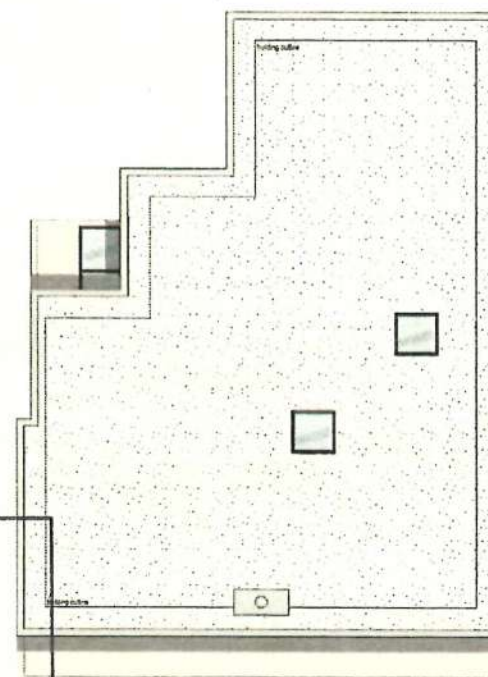
1 Basement Floor Plan
A2.1 Scale: 1:50



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



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



3 Roof Plan
A2.1 Scale: 1:50

Received
City of Victoria

AUG 06 2015

Planning & Development Department
Development Services Division





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

Received
City of Victoria

AUG 06 2015

Planning & Development Department
Development Services Division



ELEVATION FINISH LEGEND

List of finishes typical of all elevations

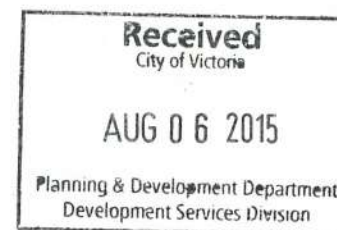
- 01 Pre-finished metallic gray steel finishing
- 02 Wood fascia boards - clear Sikara Coat finish
- 03 Exposed wood beams - clear Sikara Coat finish
- 04 Exposed cedar soffit - warm gray stain, the prefinished metal perimeter work strip
- 05 Cement based stucco, smooth brown finish - light gray color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

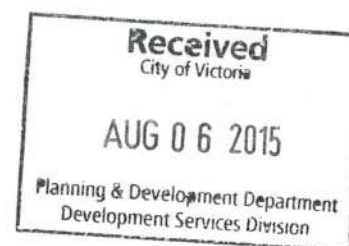
- (01) Pre-finished metallic gray steel flashing
- (02) Wood beam boards - clear Silkeno Cedar finish
- (03) Exposed wood beams - clear Silkeno Cedar finish
- (04) Exposed cedar soffit - warm gray stain, clear prefinished metal perimeter vent cap
- (05) Cement board stucco, smooth board finish - light gray color
- (06) Cedar siding 100mm exposure - warm charcoal gray stain colour
- (07) Exposed board-form concrete chimney - stained finish
- (08) Wood window units & doors w/ir glazing panels - clear Silkeno Cedar finish
- (09) Exposed board-form concrete masonry - stained finish
- (10) Natural stone retaining walls to match existing - Arch spot colour
- (11) Building mounted down lighting & feature lighting
- (12) Cement board stucco, smooth board finish - warm gray colour



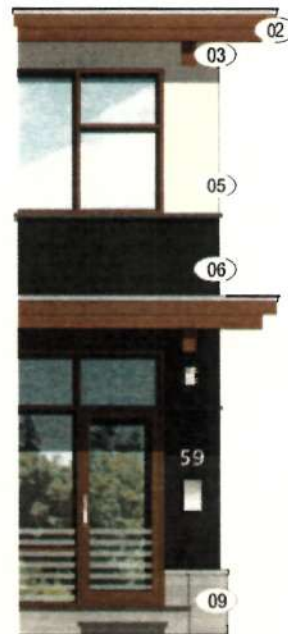
1 Rear Elevation (North)
A3.3 Scale: 1:50



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



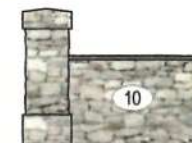
Colour And Materials Palette



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



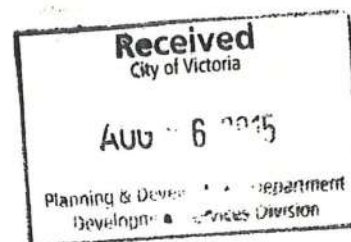
DEVELOPMENT PERMIT APPLICATION SUBMISSION
SMALL LOT AT 59 COOK STREET
 59 COOK STREET, VICTORIA BC

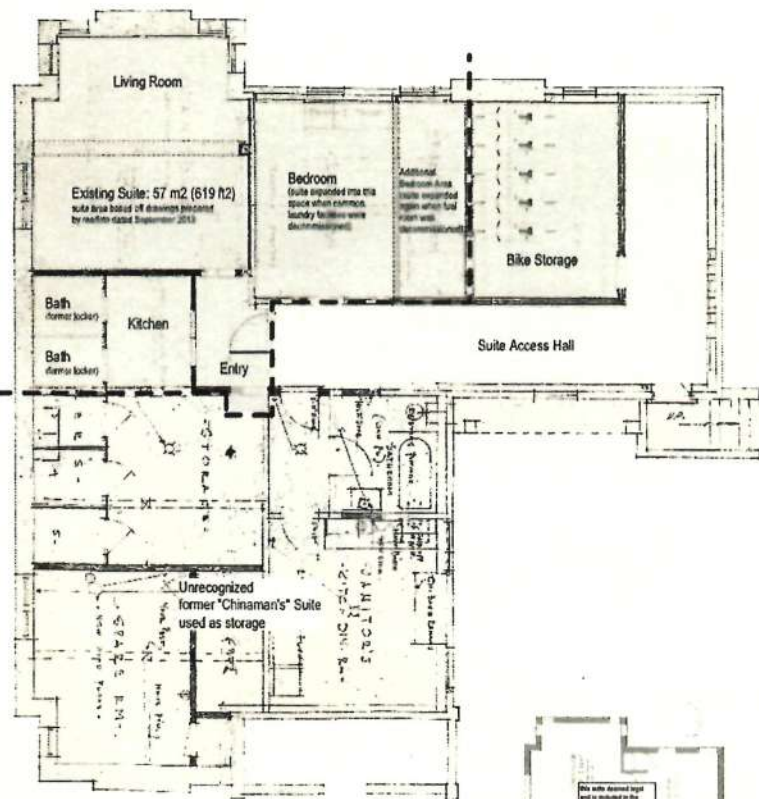
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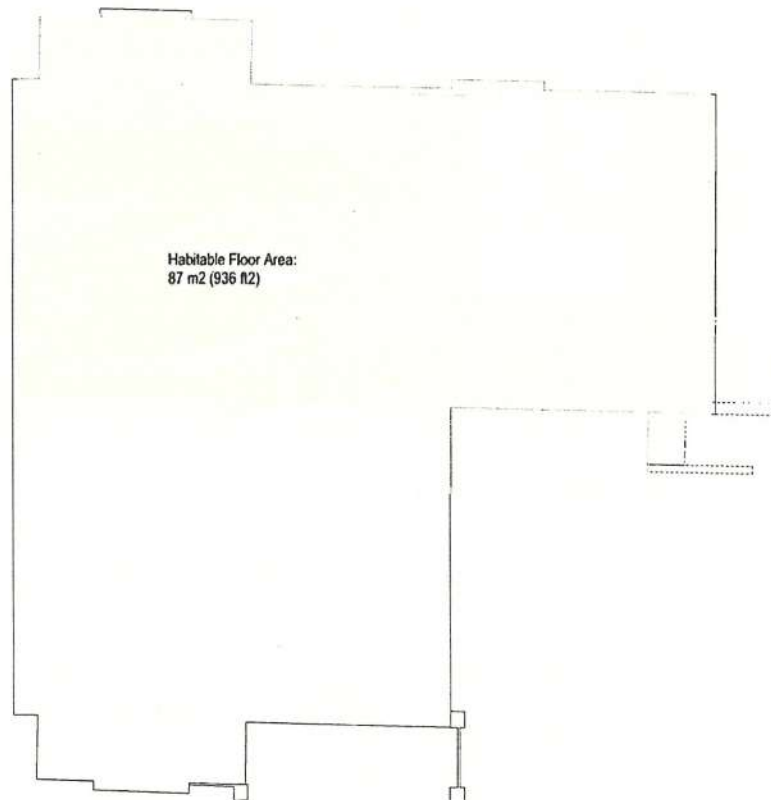
1 Building Section
A4.1 Scale: 1:50





Existing Basement Floor Plan [By Others]

Scale: 1:50



Existing Basement Floor Area

Scale: 1:50

LEGAL DATA

CLIENT
Corrad Myer
Unit 3 - 59 Cook Street, Victoria BC V6V 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

PROJECT DATA - EXISTING PARCEL REMAINDER

	CURRENT ZONING	EXISTING PARCEL REMAINDER	NOTES
ZONING	R1-0	R1-0	
site area (m ²)	min 488 m ²	910 88 m ²	
site coverage %	max. 40 %	± 25.27 % (± 222.21 m ² ending)	
site width (m)	15m	33.15 m	
open site space % (hardscaping)	n/a	-	
total floor area (m ²)	max. 420 m ² for all floors (for lots greater than 600 m ²)	± 358 m ² existing unroofed	
floor space ratio	n/a	-	
height of building (m)	max. 7.6 m	existing unroofed	
number of stories	2 stories	2 stories	
parking stalls on site	80 per Schedule C: 6.8 stalls per dwelling + 5 units = 4 spaces for 50 Cook	access to parking through a reciprocal easement	
bicycle parking	1 per unit plus a 8-space rack	1 class A per unit in basement, plus a 8-space ground rack	
SETBACKS			
front (east)	7.5 m	11.62 m (Cook St.) (existing unroofed)	
rear (west)	7.5 m or 25% of lot depth (whichever is greater)	requested variance to decrease required 7.5m setback by 2.5m to equal a 5.0m rearset setback	
side (north)	1.5 m or 10% of the lot width (whichever is greater)	2.83 m (existing unroofed)	
side (south)	2.5m or 10% of the lot width (whichever is greater)	6.82 m (Stonewall Ave.) (existing unroofed)	

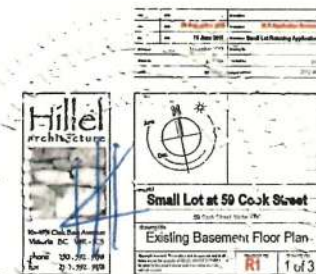
SCHEDULE 'G' - HABITABLE AREA

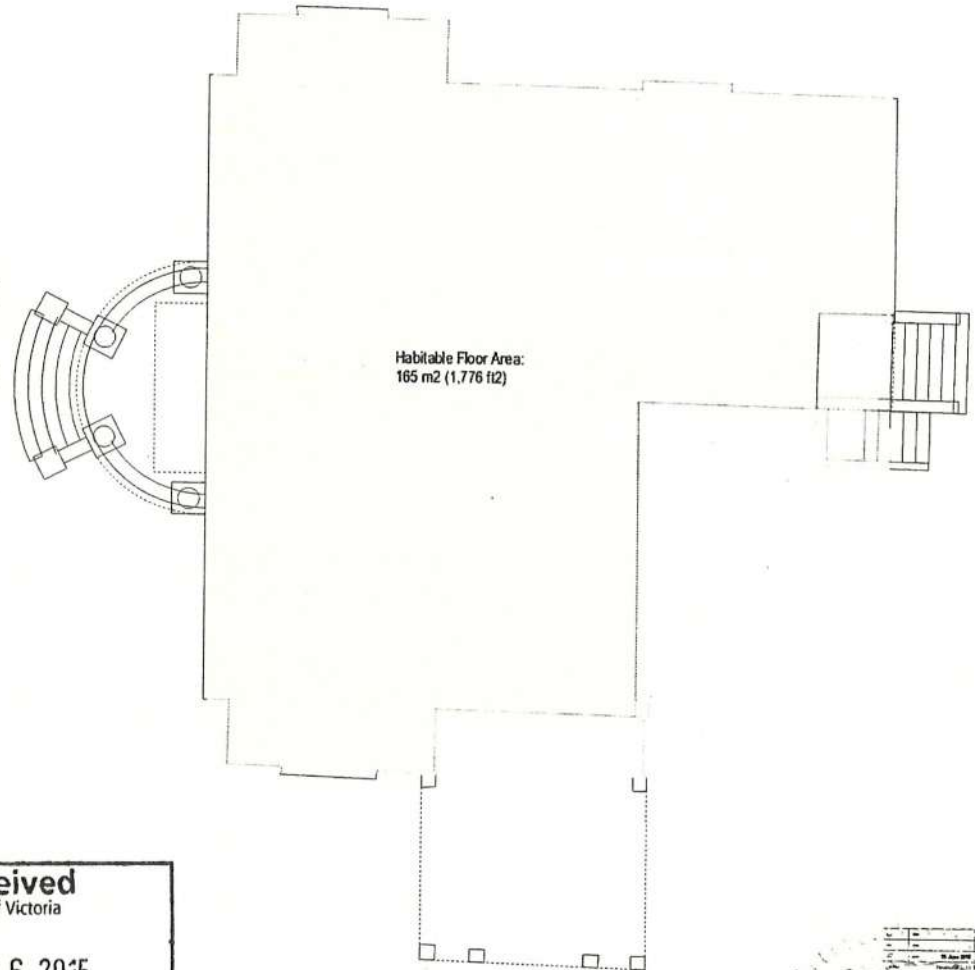
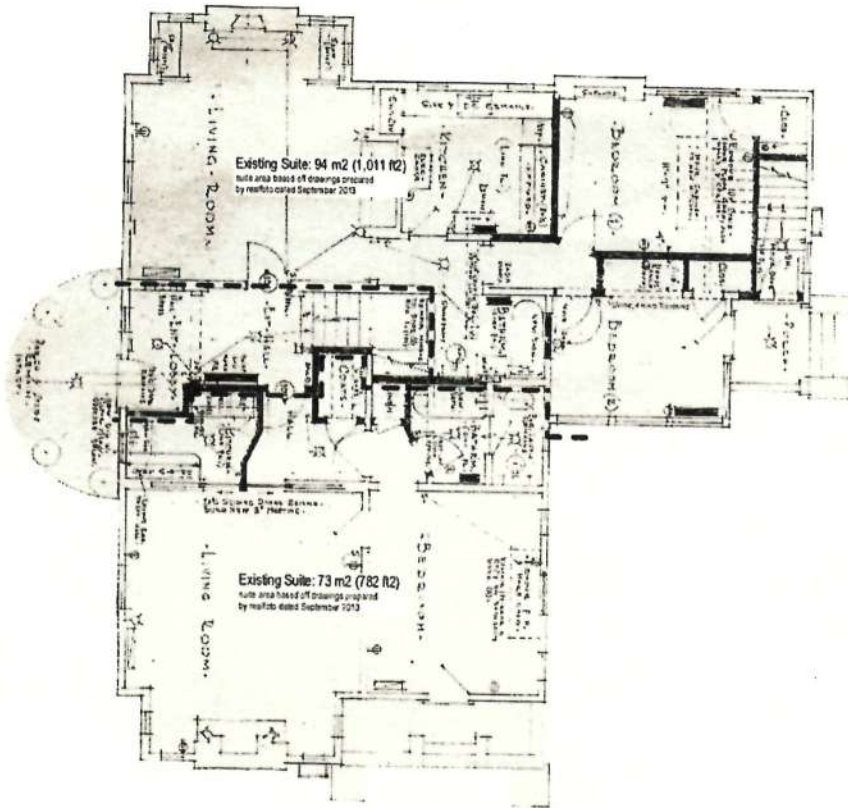
	CURRENT ZONING	EXISTING PARCEL
HABITABLE FLOOR AREA		
Basement	87 m ² (936 ft ²)	
First Floor	165 m ² (1,775 ft ²)	
Second Floor	192 m ² (2,077 ft ²)	
Total	444 m ² ± 5 dwelling units allowable per Schedule 'G'	5 existing dwelling units

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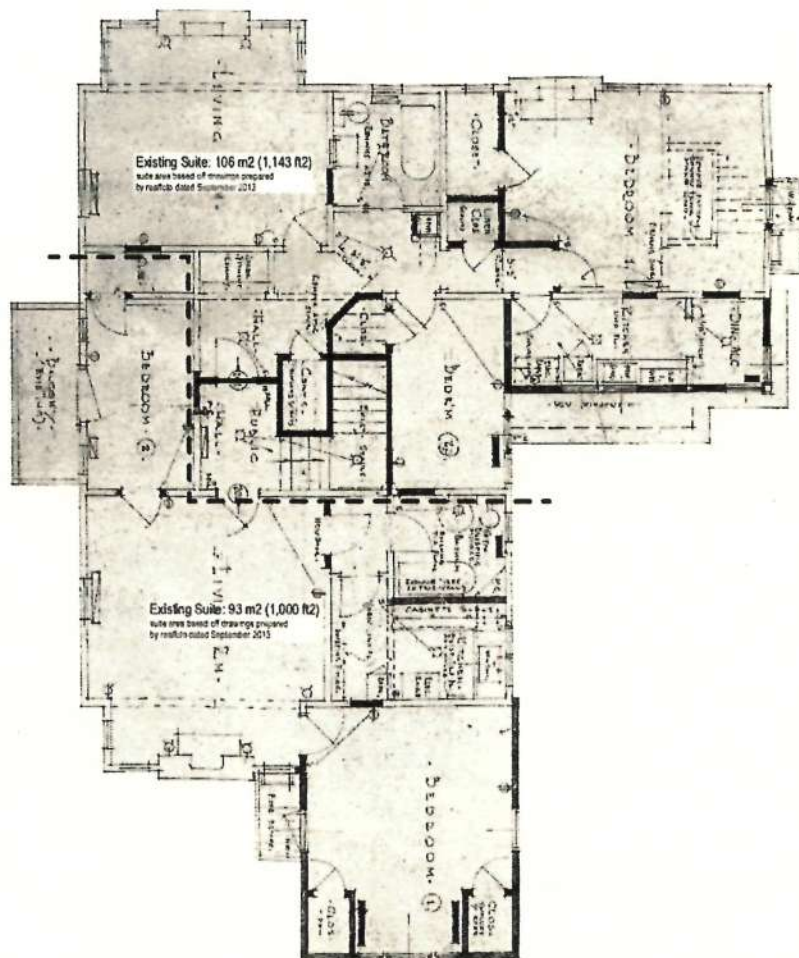
Planning & Development Department
Development Services Division

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

2 Existing First Floor Area
Scale: 1:50

Hillel architects
13-479 Oak Bay Avenue
Victoria BC V8M 1K3
phone 250-592-7799
fax 250-592-3713

Small Localities Cook Street
Existing First Floor Plan
2 of 3

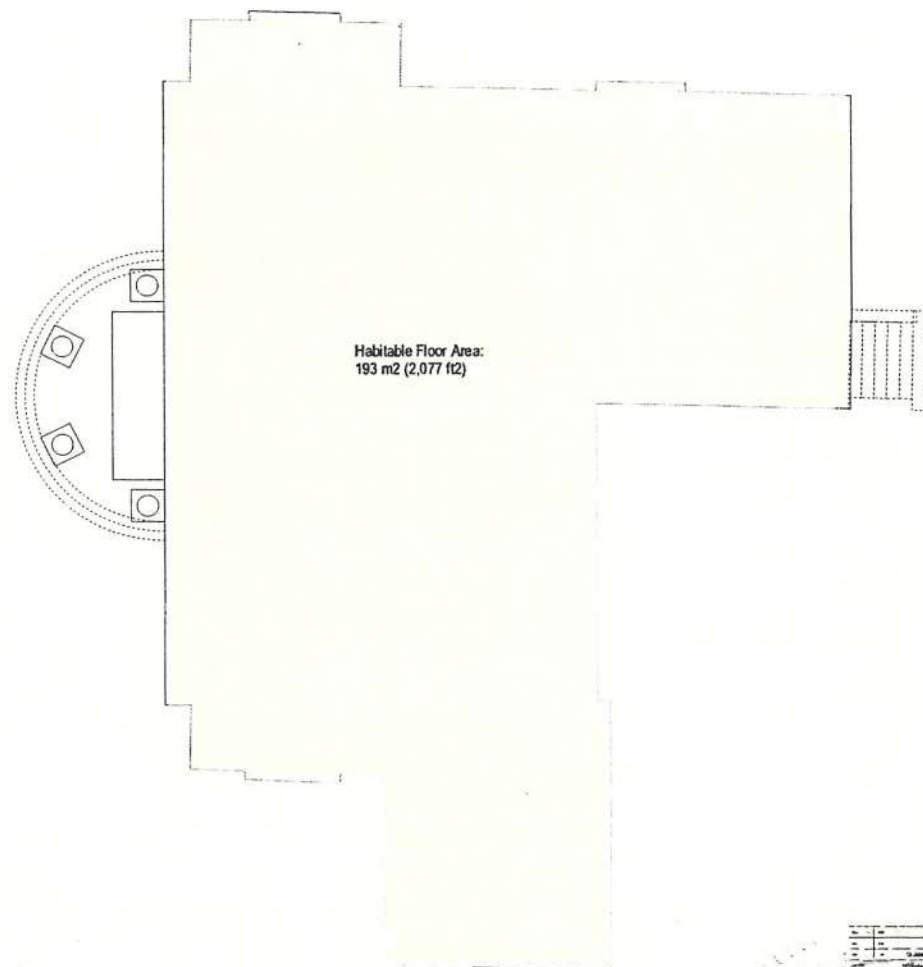


1 Existing Second Floor Plan [By Others]
Scale: 1:50

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2 Existing Second Floor Area
Scale: 1:50

Hillel architecture
10-100 Old Highway
Victoria BC V8N 1K3
phone 320-707 9998
fax 320-399 4708

Small Lot at Cook Street
Existing Second Floor Plan
3 of 3

