

REPORTS OF THE COMMITTEES

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

4. Development Variance Permit No. 00156 for 59 Cook Street

It was moved by Councillor Coleman, seconded by Councillor Alto, 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, that 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."

Carried Unanimously

9.3 Development Variance Permit No. 00156 for 59 Cook Street

Committee received a report regarding an application for 59 Cook Street. The proposal is to create two lots, retaining the existing five-unit house conversion on the R1-B lot and construction of one new small lot house.

Action: It was moved by Councillor Isitt, seconded by Councillor Alto, that Committee recommends 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, that 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."

CARRIED UNANIMOUSLY 15/PLUC226



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:

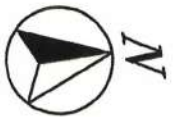


Date:

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.

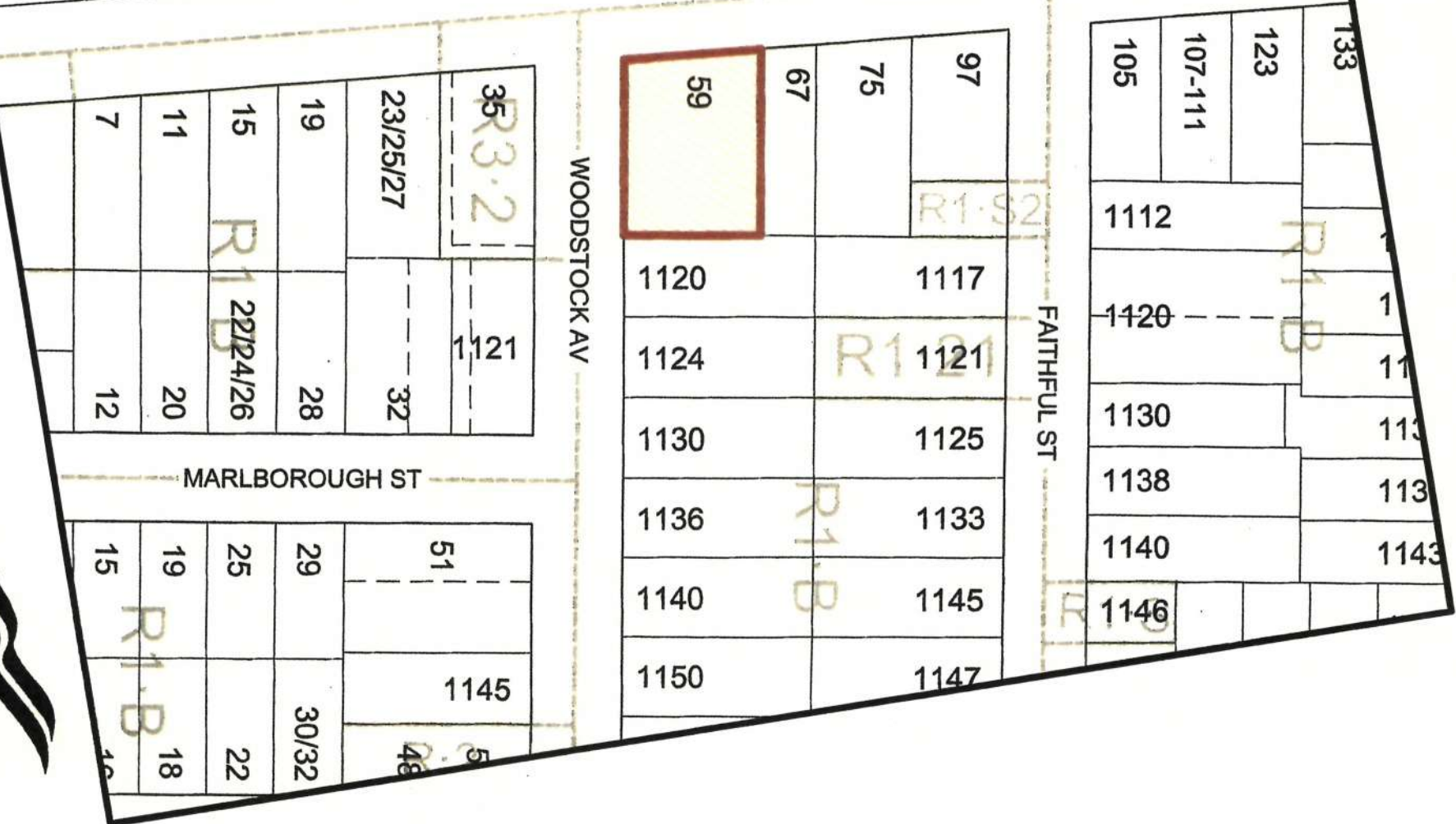


BEACON
HILL PARK

100

COOK ST

59 Cook Street
Rezoning #00488
Bylaw #





**CITY OF
VICTORIA**

07 July 2015

59 Cook Street

Submitted on behalf of Conrad Nyren
(Dennis Eric Nyren)
3 - 59 Cook Street
Victoria BC V8V 3W7



RE: 59 Cook Street Redevelopment
Victoria BC
Proposal For Small Lot Subdivision

Attention Mayor and council, City of Victoria

Please find enclosed with this cover letter, a submission for the application of the small lot R1S2 zoning Bylaw to a subdivision of 59 Cook Street.

Hillel Architecture developed a conceptual solution for discussion with immediate neighbours, which demonstrated the current 59 Cook Street multi-family residence on a portion of the existing lot, being left undisturbed, and a smaller portion of the rear lot area being subdivided, creating a small lot conforming to the R1S2 zoning. The drawings proposed a single family home compliant with the zoning. This concept was introduced to the City Planning department similarly for initial commentary.

The enclosed submission has incorporated the commentary from 2 CALUC presentations, multiple meetings with direct neighbours, and update meetings with the planning department. The first CALUC meeting to the Neighbourhood Association membership was rewarding for owners and architect alike. A mostly complimentary evening, and concluding with a very limited list of concerns. The second CALUC meeting was rewarding by the lack of attendance, perhaps indicative of a lack of concern. This submission package also contains letters from directly affected neighbours, each stating that they are in support, some with complimentary additional comments. Throughout the process they state they have been involved and informed.

Design Outcome: The Site

The residence proposed complies with the small lot two storey zoning bylaw without requested variances. The proposal subdivides an original $\pm 1237 \text{ m}^2$ [$\pm 13,315 \text{ ft}^2$] property in to one 318.06 m^2 lot for the new residence conforming to R1S2, and one 918.86 m^2 Lot with its original R1-B zoning remaining with the existing home. The severance of this lot from the rear yard area of the original home reduces the rear yard setback to less than that prescribed by that original zone and therefore a variance is stated in this proposal that requests the consideration of reducing the permitted rear yard setback from 7.5 m to 4.6m on the parcel remainder. It should be noted at this time

that the parcel remainder is still a substantial lot and remains at almost twice the minimum lot sizes permitted, with its front yard on the opposing side being 11.92m to the building face, and over 9.5m to its substantial colonnade.

As the original stately main building maintains its generous front yard and side yard setbacks on Woodstock Avenue, its prominence on this street corner is therefore not lessened by this proposal. In addition, the new home was designed to occupy the same location as the existing hipped roof two car garage, and is no closer to the neighbouring properties than this structure currently is, as a benefit to the neighbourhood and as a sign that we wished to minimize the impact of this new work. In the enclosed drawing package the streetscape illustrates what appears a completely normal streetscape, with side yard setbacks no closer and no denser than any other view corridor would show from the neighbourhood.

This proposal, by using the existing driveway entry, does not affect any current street trees, or boulevard greenspace. This landscaping maturity that is present - remains. Both neighbours and the owners alike prefer the mature trees, the existing stone fencing, and the matured hedging that remain both sides of this shared driveway entry.

The History

The existing building was originally designed as a multi-person / multy unit dwelling containing six residences (a brothel). These were five recognized legal suites for residents, and one "Chinaman" suite, whom was not recognized at that time as an equal . The "chinaman" (their term at the time, not ours) had a kitchen, a washroom, a living space and private sleeping quarters. All of us would recognize this as "another suite", another home, another dwelling. Each of us would refer to this building as containing six suites. At that time the City referred to it as five suites.

But the storey at 59 Cook Street has yet another twist on terminology. This building was renovated in 1944 to its current plans enclosed in this package. At that time the term "chinaman" was dropped, correctly, and the term "Janitors Suite" is shown on those drawings. It was therefore recognized as a five unit + janitors suite building. The "Janitor's " home still not recognized as equivalent to others in the building, but one step better, and the term no longer culturally discriminating, just discriminating in another manor. However, without recognizing the Janitor's suite as being equal to the others, the title remains listed as only 5 units.

Over time this Janitors suite became no longer rented to a resident janitor, and instead became rented to a resident. Occupied by six suites in this configuration, but on title being still recognized only as the five suites from the original brothel. These five legal units will be respected, and it is a pleasure to remove one last "discrimination" from this property title, although sadly not from recognizing it as equal, but from its removal.

Design Outcome – The proposal;

This proposal recognizes those units registered on title, and should this proposal be acceptable to council, this original six unit composition will return to its current legal entitlement of only five units in the main house, and

relocates an unrecognized sixth suite into the proposed new residence. A non-conforming six units becomes a conforming six units. No additional density is actually added to the neighbourhood, but the outcome becomes conforming, and in some ways, rights a past wrong doing, from another era long ago. *(Note: the outline above of the internal history is supported by documents, original drawings, and the subsequent 1944 renovation drawings.)*

Design character and materials;

The new home on Woodstock is a transition piece from the larger stately proportions of the 59 Cook Street original home, to the smaller cottage like qualities of neighbours. The design takes many design cues from neighbouring building volumes both beside and across the road, the desires of the owners, the mix of the casual cottage, and the crisp contemporary of the streetscape.

Interestingly, the original brothel contained a side entry in the form of a porte cochere so that gentlemen could be dropped off in a more discrete fashion. Today this Porte Cochere maintains its front porch like appearance on Woodstock Avenue. The immediate neighbour to the opposing side, also contains an attractive inviting front porch. The new building continues this tradition with a new entry gate, pathway, and porch facing the street. Similar to its cottage like neighbour, this porch is a social space, an attractive welcoming space that is also accessed from its prime living spaces inside, benefiting from the sun and views over the landscaped front yard.

Height and Setbacks

The proposed new residence is compliant with these zoning requirements.

Parking variance

The existing home, with its five legal suites requires to be serviced by a minimum of .8 stalls per dwelling according to Schedule C Parking Regulations. Therefore this existing multi-family residence requires 4 stalls. The new residence on its independent lot requires 1 stall as a single family residence. It was decided early on that the design would be developed to share the existing entry to the lot, and preserve the existing stone fence. Sharing a driveway entry allowed the parking to be concealed from the street and place these cars behind both buildings. By reciprocal easement agreements, registered on both properties, these two buildings share access to their independent parking facilities. In sharing a driveway, the increase in green space over the current condition will lessen the impact of this parking area than exists at this time. One can notice in the original 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.

Bicycle Parking

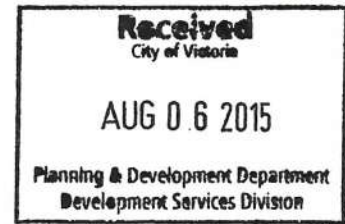
The proposal contains a 6 bike rack for use by the multi-family residence for guests, as required by the Bylaw. The original 59 Cook Street contains class A bike parking facilities for its tenants in the lower floor area formerly the "Chinaman's Suite".

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.

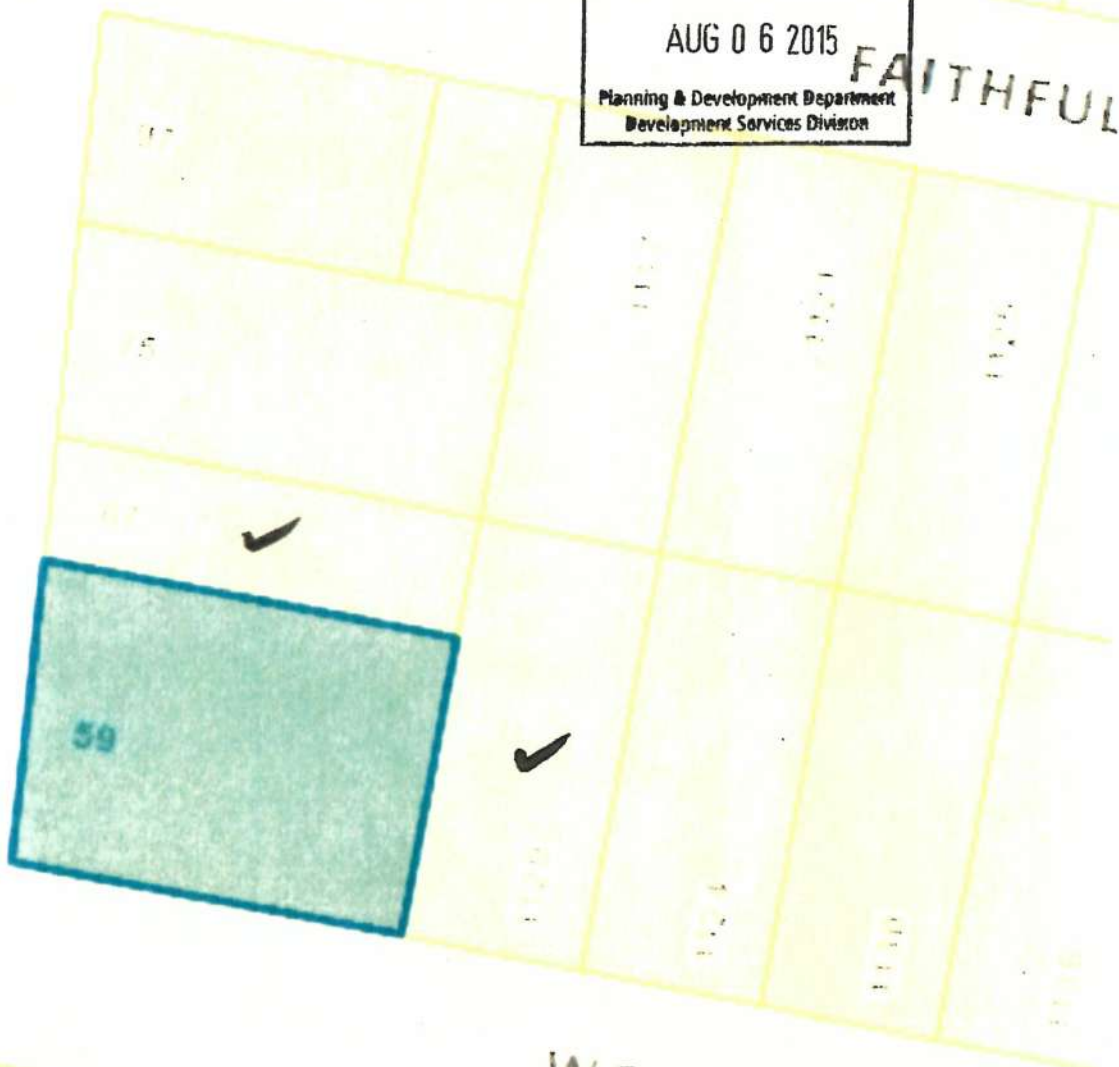
Attendee Questions and Comments:

- 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

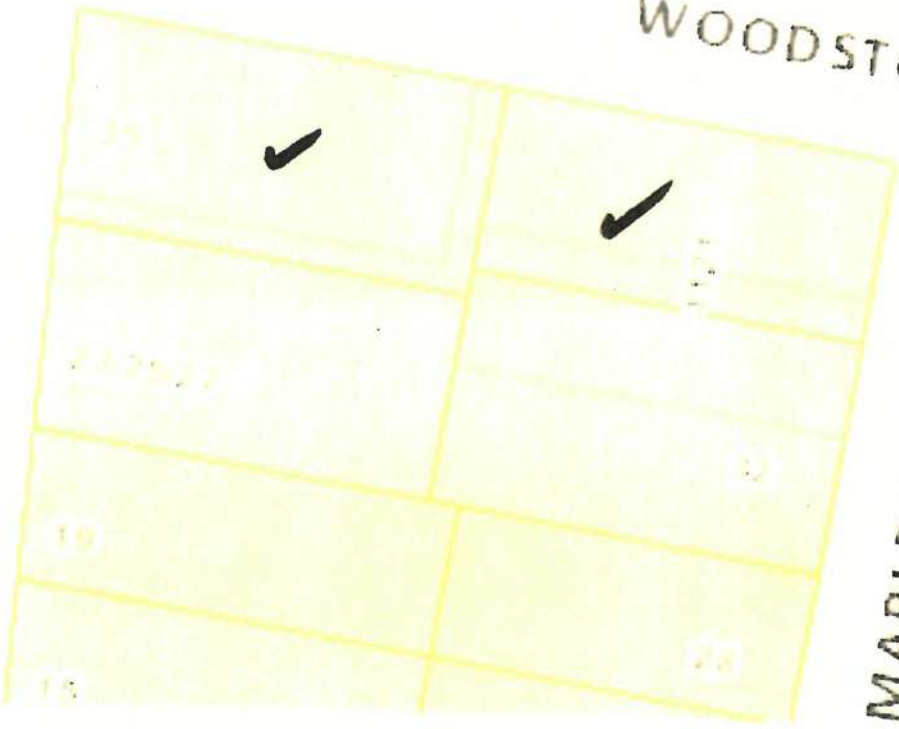
FAITHFUL

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

SMALL LOT HOUSE REZONING PETITION

Received
City of Victoria

AUG 06 2015

Planning & Development Department
Development Services Division

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

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

property located at 59 Cook St.

to the following Small Lot Zone: R1S2

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.

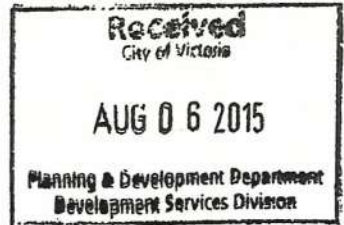
Comments:

Everything looks good.

June 18/15
Date

Kathy Lavelle
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 ROMANIE (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:

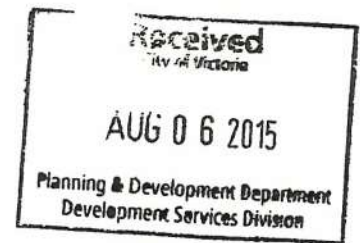
☒ I support the application.

☐ I am opposed to the application.

Comments:

JUNE 18/2015
Date

M. / Romanie
Sharon Romanie
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 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"

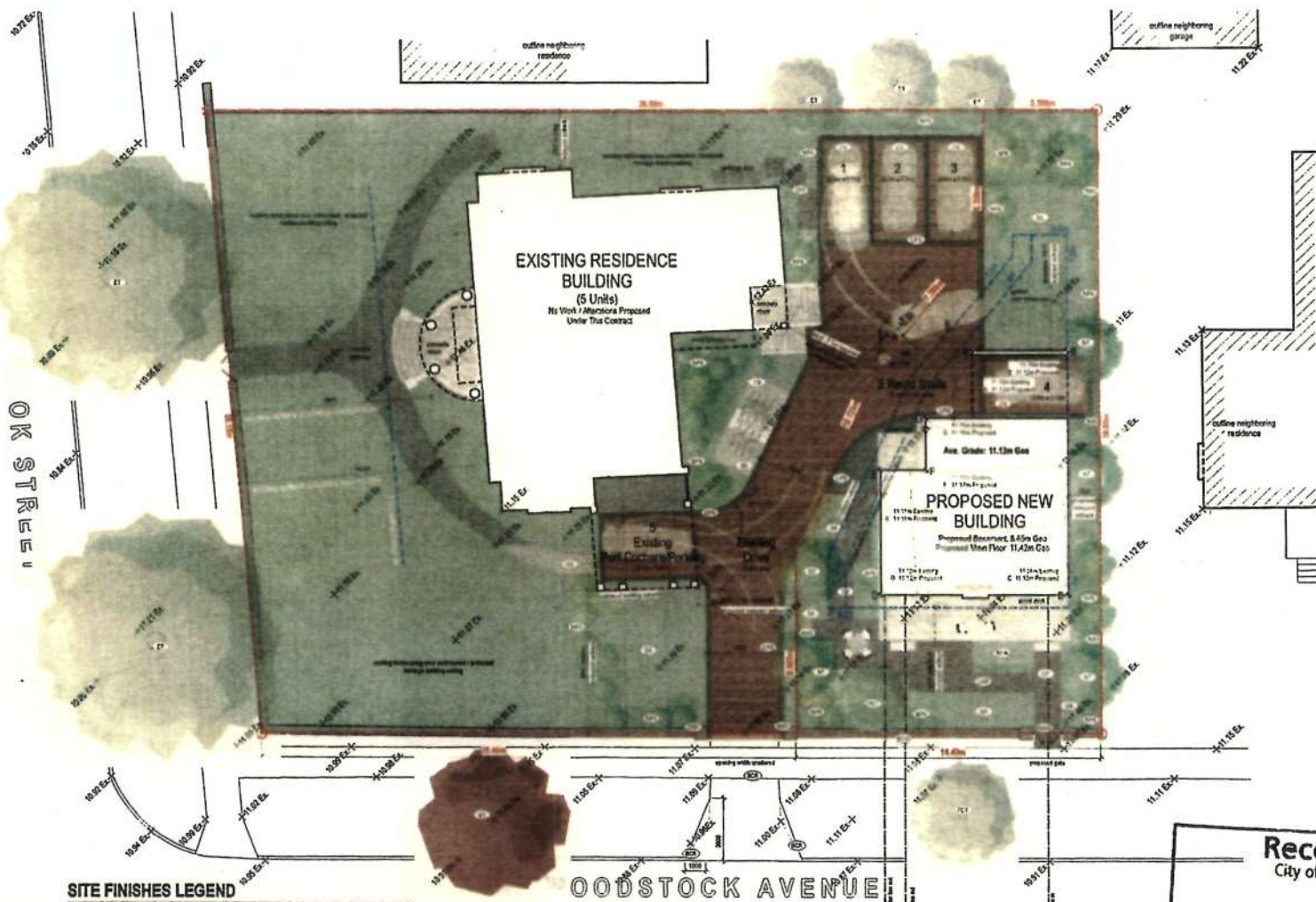
Please email or phone me to set up a time to meet, and thank you in advance for your time and consideration.

Conrad Nyren
59 Cook Street
April 10, 2015
email: 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



- SITE FINISHES LEGEND**
- (1) Proposed concrete municipal sidewalk repair at existing site vehicle entry - minor repairs to suit new access dimensions and secondary curb of new entry
 - (2) 150-200 percent stormwater, to include areas where existing surface is not suitable for use as a parking area for new or proposed - see landscaping plan for details
 - (3) Storm water management (detention) for parking spaces & pathways, parking spaces also provide stormwater to match existing areas - see landscaping plan for details
 - (4) concrete parking, paths & main entry path - see landscaping plan for details
 - (5) 800x100 concrete paving pathways - see landscaping plan for details
 - (6) existing formal concrete landscape wall to remain as existing
 - (7) existing 600x100x1200 stone pillars at driveway entry to remain as existing
 - (8) new 300mm high stone pillars at 600x100x1200 stone pillars to match existing entry - see landscaping plan for details
 - (9) new stone brick site enclosing / driveway paving - see landscaping plan for details
 - (10) asphalt about 75mm thick (about 150mm) to match existing multiple driveways
 - (11) existing trees to be maintained
 - (12) existing trees to be removed to building wall to be protected, grade to be maintained at base of tree - see landscaping plan for details
 - (13) approximate location of new tree planting - see landscaping plan for details
 - (14) approximate location of new groundcover / shrubbery planting areas - see landscaping plan for details
 - (15) existing or existing grass areas - see landscaping plan for details

1 Site Plan
A1.0 Scale: 1:100

LEGAL DATA

CLIENT
Conrad Flynn
Unit 3-59 Cook Street, Victoria BC V8V 3V7

LEGAL ADDRESS
Lot 2, Fairfield Farm Estate, Victoria Plan 9256

CIVIC ADDRESS
59 Cook Street, Victoria BC

SURVEY INFORMATION
based on legal survey by Powell & Associates
B.C. Land Surveyors Inc. 9171-4

PROJECT DATA - PROPOSED SMALL LOT

REFERENCE ZONING	PROPOSED PROJECT	VARIANCES
ZONING	R1-52	R1-52
site area (m ²)	min. 300 m ²	319.04 m ²
site coverage %	max. 40 %	33.8 % (100m ²)
lot frontage at street (m)	min. 10 m	14.42 m
open site space % (hardscaping)	n/a	n/a
total floor area (m ²)	max. 100 m ²	141.29 m ² (84.11 m ² main & 57.18 m ² upper)
floor space ratio	0.80:1	0.42:1
height of building (m)	max. 7.5 m	8.9 m
number of stories	2 stories	3 stories
parking stalls on site	1 for new single family home as per Schedule C	access by proposed easement

SETBACKS

front (m)	5.0 m	5.0 m (Woodstock Ave.)
rear (m)	5.0 m	11.81 m
side (m)	1.5 m	1.5 m (front - no window) 2.4 m (rear - window)

PROJECT DATA - EXISTING PARCEL REMAINDER

CURRENT ZONING	EXISTING PARCEL REMAINDER	VARIANCES
ZONING	R1-8	R1-8
site area (m ²)	min. 400 m ²	910.68 m ²
site coverage %	max. 40 %	± 25.27 % (± 232.21 m ² existing)
lot width (m)	15m	30.15 m
open site space % (hardscaping)	n/a	n/a
total floor area (m ²)	max. 420 m ² for all floors (for lots greater than 600 m ²)	± 284 m ² existing uncoloured
floor space ratio	n/a	n/a
height of building (m)	max. 7.5 m	existing uncoloured
number of stories	2 stories	3 stories
parking stalls on site	as per Schedule C 0.6 stall per dwelling + 5 units + 4 spaces for 59 Cook	access to parking through a proposed easement

SETBACKS

front (m)	7.5 m	11.82 m (Cook St) (existing uncoloured)
rear (m)	7.5 m or 20% of lot depth (whichever is greater)	proposed variance to decrease required 7.5m setback by 2.5m to equal a 5.0m proposed setback
side (m)	1.5 m or 10% of the lot width (whichever is greater)	2.83 m (existing uncoloured)
side (m)	2.5m or 10% of the lot width (whichever is greater)	8.92 m (Woodstock Ave.) (existing uncoloured)

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

AVERAGE GRADE CALCULATIONS

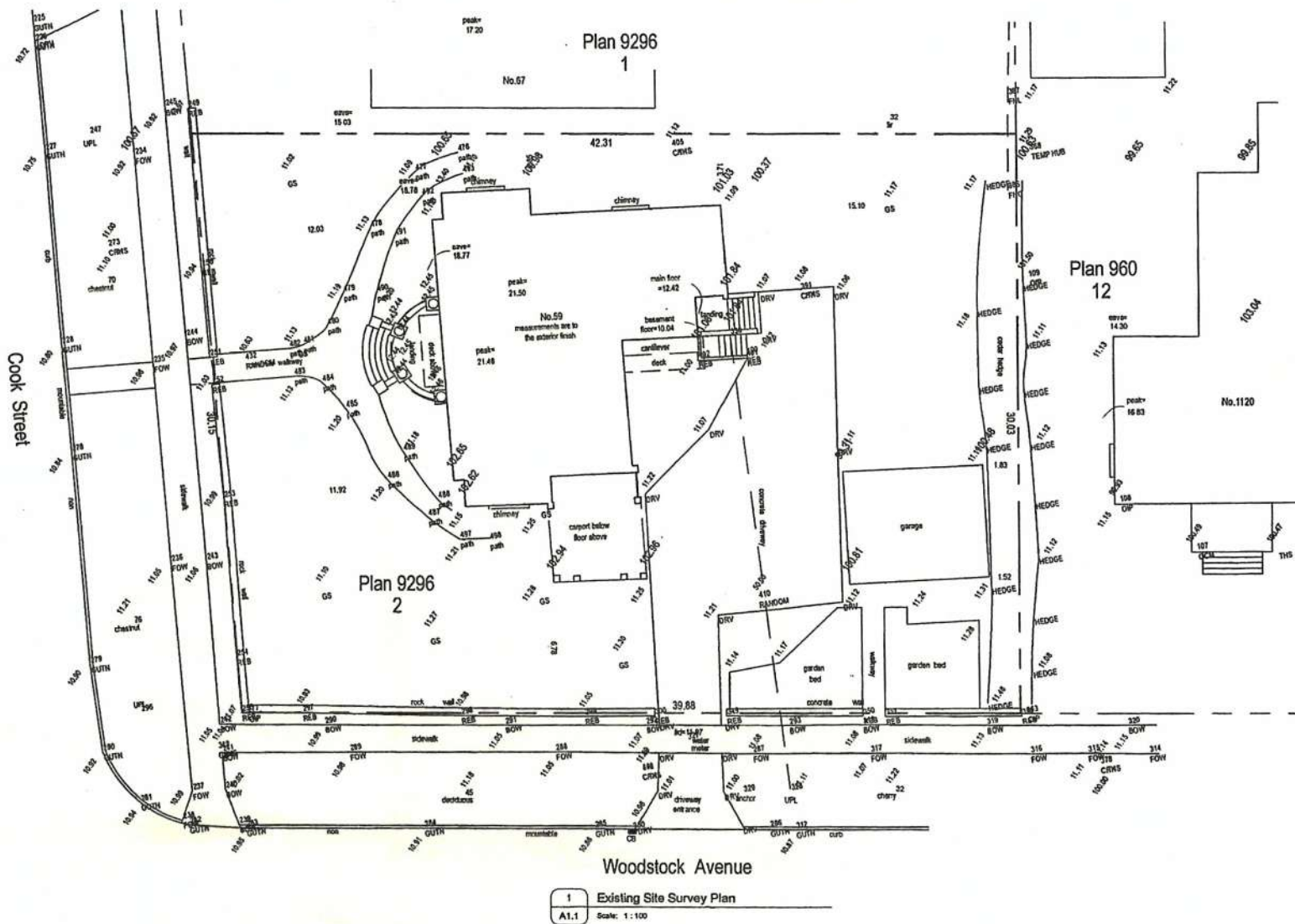
SEQUENCE	Start	Finish	Average	Distance	Volume	Total Volume	Average Grade
AB	11.92	11.12	11.52	4.00	56.00	472.72	41.52
BC	11.92	11.12	11.52	12.00	168.00	472.72	41.52
CD	11.92	11.12	11.52	8.00	112.00	472.72	41.52
DE	11.92	11.12	11.52	8.00	112.00	472.72	41.52
EF	11.92	11.12	11.52	2.00	28.00	472.72	41.52
GA	11.92	11.12	11.52	2.00	28.00	472.72	41.52
TOTAL				42.00	472.72		41.52

Hillal architecture

Small Lot at 59 Cook Street

Project Data / Site Plan

A1.0



LEGAL DATA

CLIENT
Corral Signs
Unit 3 - 59 Cook Street, Victoria BC V8V 3W7

CNO ADDRESS
59 Cook Street, Victoria BC

LEGAL ADDRESS
Lot 2, Fairford Farm Estate, Victoria, Plan 9296

SURVEY INFORMATION
based on legal survey by Powell & Associates
B.C. Land Surveyors, Reg 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



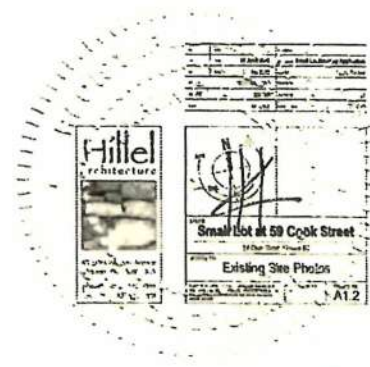
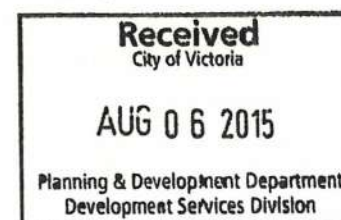
Woodstock Avenue - Subject Property & Project Area

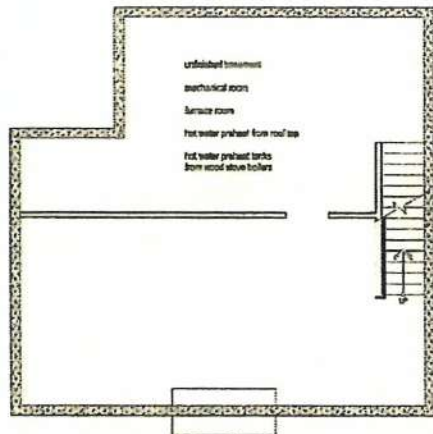


Woodstock Avenue - Adjacent Neighboring Properties

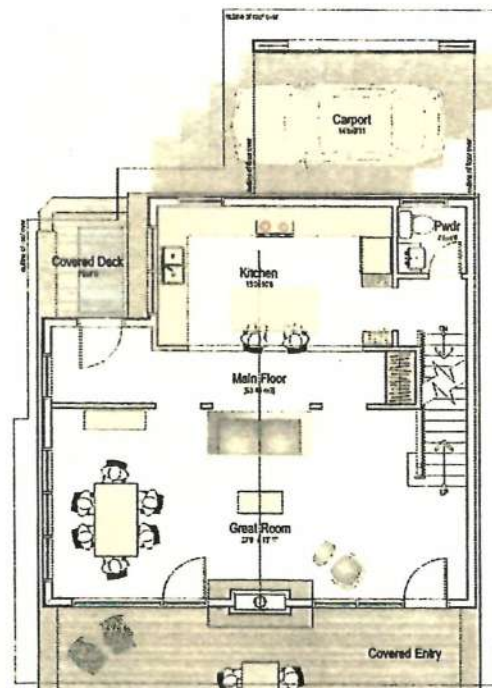


Woodstock Avenue - Neighboring Properties

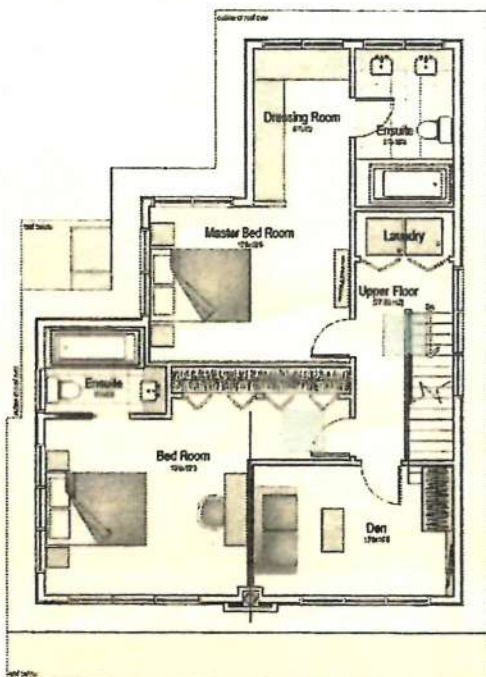




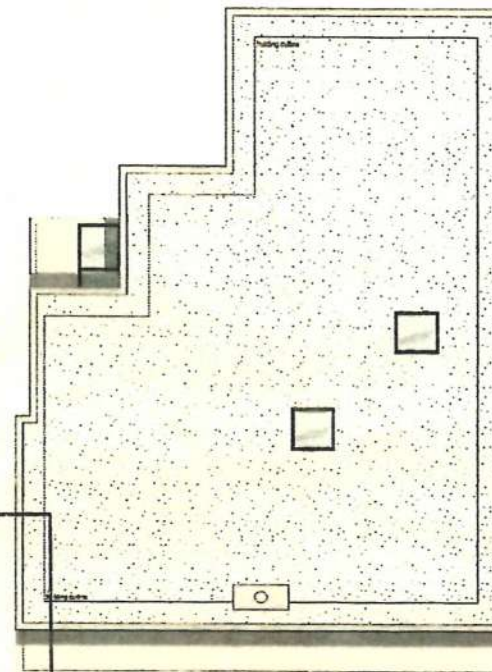
1 Basement Floor Plan
A2.1 Scale: 1:50



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



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

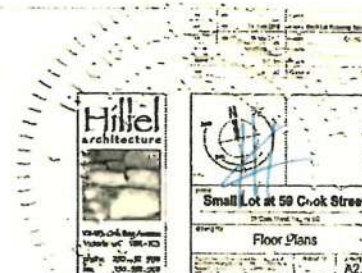


3 Roof Plan
A2.1 Scale: 1:50

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

Hillel Architecture		Project: Small Lot at 50 Creek Street Drawing No: Streetscape Elevation Scale: 1:75 Date: 08/06/2015
23-239 Creek Street Victoria BC V8M 1K3 Phone: (250) 381-3388 Fax: (250) 381-3389	Project: Small Lot at 50 Creek Street Drawing No: Streetscape Elevation Scale: 1:75 Date: 08/06/2015	Project: Small Lot at 50 Creek Street Drawing No: Streetscape Elevation Scale: 1:75 Date: 08/06/2015

ELEVATION FINISH LEGEND

List of finishes typical of all elevations

- (01) Pre-finished metallic gray steel finishing
- (02) Wood frame boards - clear Sikara Coat finish
- (03) Exposed wood beams - clear Sikara Coat finish
- (04) Exposed cedar soffit - warm gray stain, clear pre-finished 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 - scored finish
- (08) Wood window units & doors - clear glass panels - clear Sikara Coat finish
- (09) Exposed board-form concrete elements - scored finish
- (10) Minimal 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 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 flanking
- (02) Wood fascia boards - clear Silken's Catal finish
- (03) Exposed wood beams - clear Silken's Catal finish
- (04) Exposed cedar soffit - warm gray stain, clear prefinished metal perimeter vent strip
- (05) Cement based stucco, smooth bowl finish - light gray colour
- (06) Cedar siding, 100mm exposure - warm charcoal gray stain colour
- (07) Exposed board-form concrete chimney - stucco finish
- (08) Wood window units & doors w/te glassing panels - clear Silken's Catal finish
- (09) Exposed board-form concrete elements - stucco finish
- (10) Natural stone retaining walls to match existing - Arch spec colour
- (11) Building mounted down lighting & feature lighting
- (12) Cement based stucco, smooth bowl finish - warm gray colour



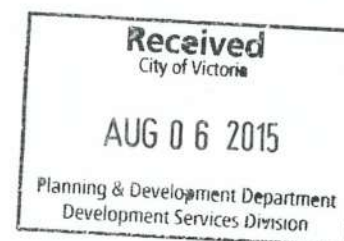
1 Rear Elevation (North)

A3.3 Scale: 1:50

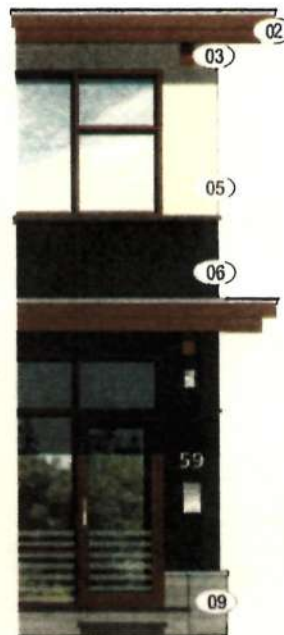


2 Side Elevation - (East)

A3.3 Scale: 1:50



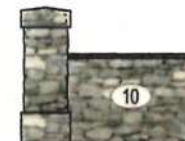
Colour And Materials Palette



ELEVATION FINISH LEGEND

List of finishes typical of all elevations

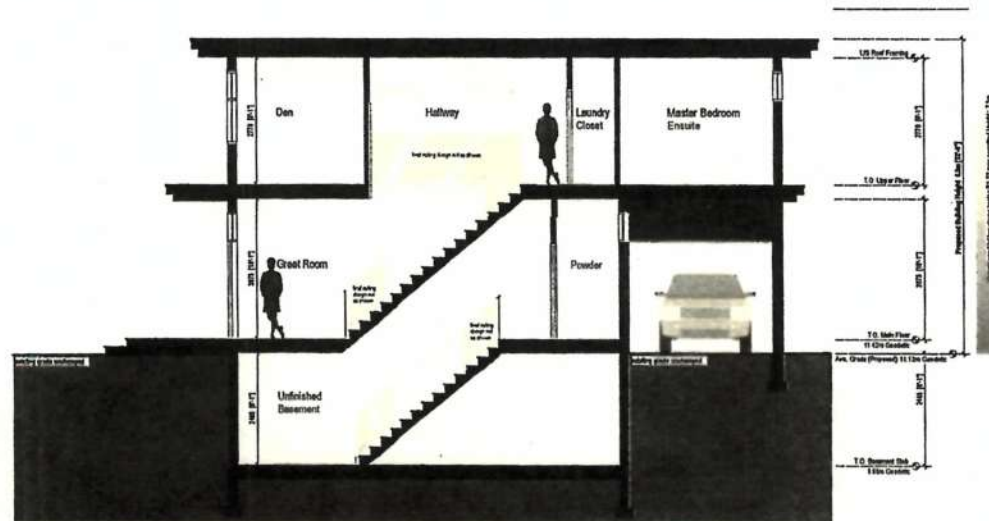
- 01 Pre-finished metallic gray steel flashing
- 02 Wood fascia boards - clear Sikken's Cetol finish
- 03 Exposed wood beams - clear Sikken's Cetol finish
- 04 Exposed cedar soffit - warm gray stain, c/w prefinished metal perimeter vent strip
- 05 Cement based stucco, smooth trowel finish - light gray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



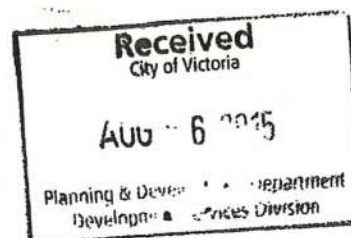
DEVELOPMENT PERMIT APPLICATION SUBMISSION
SMALL LOT AT 59 COOK STREET
 59 COOK STREET, VICTORIA, BC

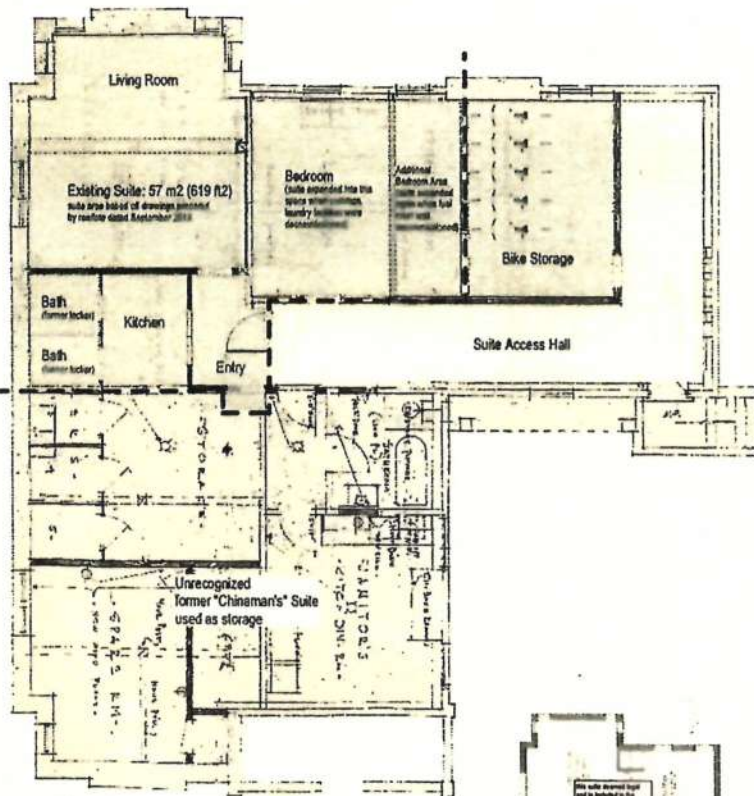
AUG 06 2015

Planning & Development Department
 Development Services Division



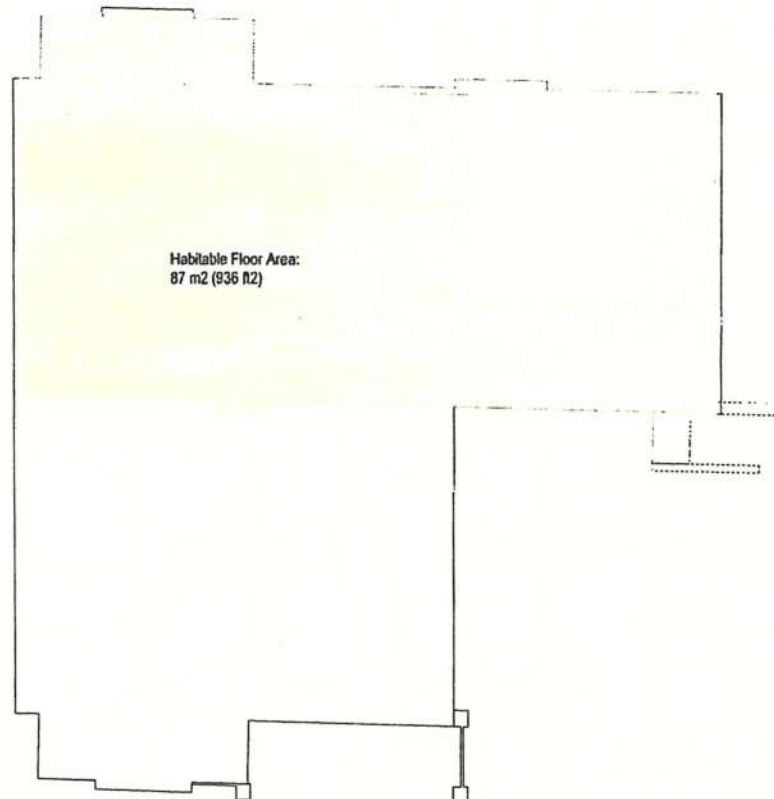
1 Building Section
A4.1 Scale: 1:50





Existing Basement Floor Plan (By Others)

Scale: 1:50



Existing Basement Floor Area

Scale: 1:50

LEGAL DATA

CLIENT
Covell Hyatt
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 Power & Associates
B.C. Land Surveyors, file 9171 - 4

PROJECT DATA - EXISTING PARCEL REMAINDER

	CURRENT ZONING	EXISTING PARCEL REMAINDER	VARIANCES
ZONING	R1-B	R1-B	
site area (m ²)	400 m ²	918 m ²	
site coverage %	max. 40 %	± 25.27 % (± 222 21 m ² existing)	
site width (m)	15m	20.15 m	
open site space % (development)	n/a	-	
total floor area (m ²)	max. 420 m ² for all floors (for lots greater than 500 m ²)	± 202 m ² existing unutilized	
floor space ratio	n/a	-	
height of building (m)	max. 7.5 m	existing unutilized	
number of stories	2 stories	2 stories	
parking stalls on site	as per Schedule C 8.4 stall per dwelling + 5 units + 4 spaces for 59 Cook	access to parking through a reciprocal easement	
vehicle parking	1 per unit plus 4 spaces rack	1 other A per unit in basement, plus a 6 space guest rack	
SETBACKS			
front (m)	7.5 m	11.92 m (Cook St.) (existing unutilized)	
rear (m)	7.5 m or 25% of lot depth (whichever is greater)	requested easement to decrease required 7.50m setback by 2.50m to equal a 5.00m rearward setback	
side (m)	1.5 m or 10% of the lot width (whichever is greater)	2.13 m (existing unutilized)	
side (m)	3.5 m or 10% of the lot width (whichever is greater)	6.82 m (Elphinstone Ave.) (existing unutilized)	

SCHEDULE 'G' - HABITABLE AREA

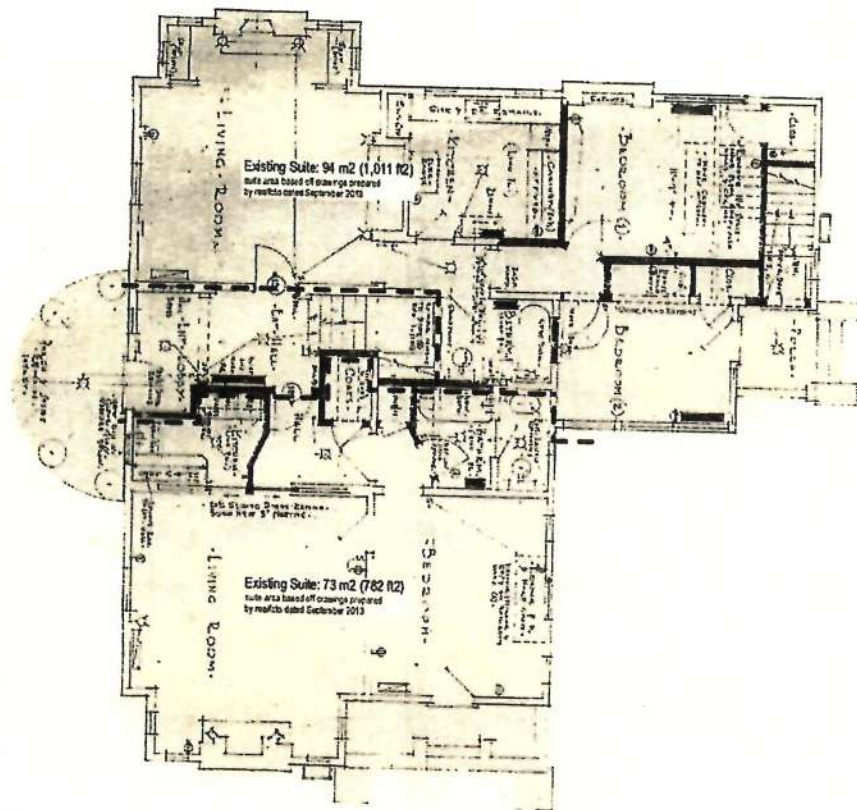
	CURRENT ZONING	EXISTING PARCEL
HABITABLE FLOOR AREA:		
Basement	87 m ²	(936 ft ²)
First Floor	193 m ²	(2,119 ft ²)
Second Floor	121 m ²	(1,317 ft ²)
Total	401 m ² ± 5 dwelling units allowed as per Schedule 'C'	401 m ² (4,372 ft ²) 2 existing dwelling units

Received
City of Victoria

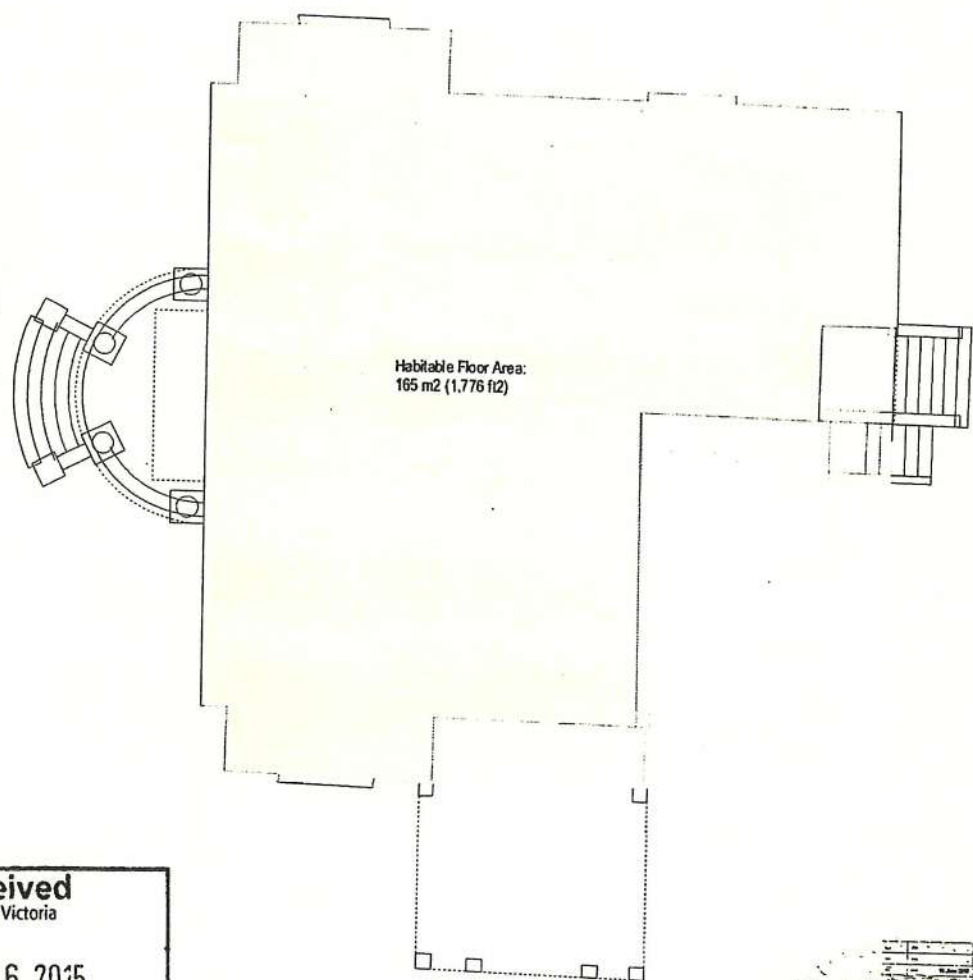
SEP 15 2015

Planning & Development Department
Development Services Division





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



2 Existing First Floor Area
Scale: 1:50

Received
City of Victoria

AUG 06 2015

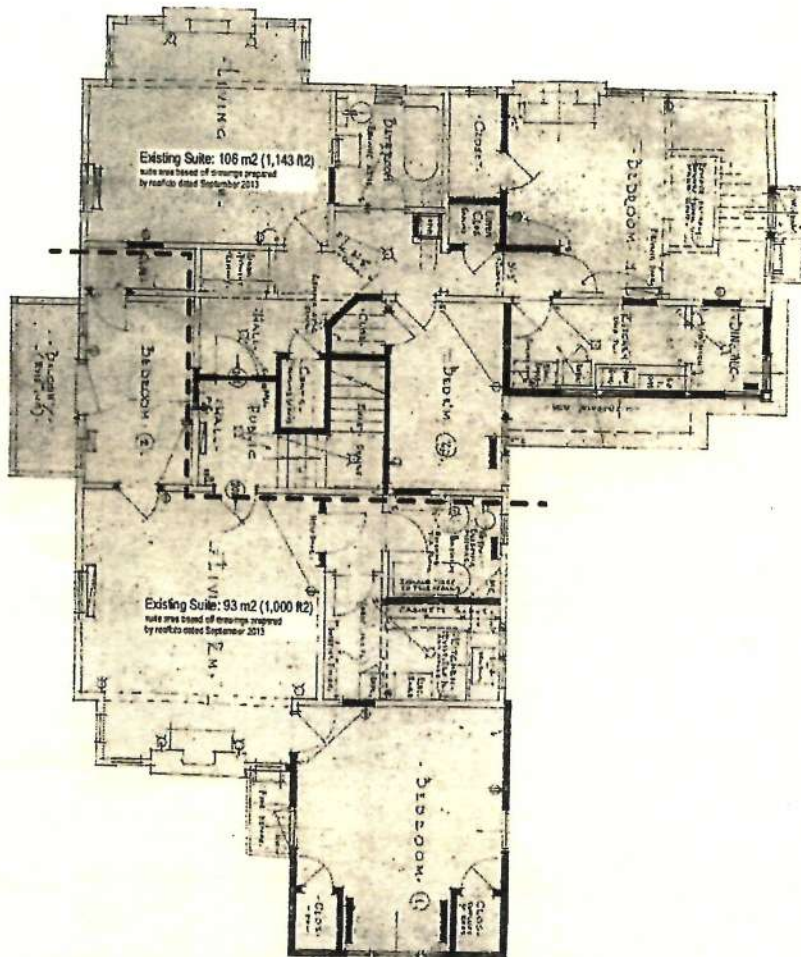
Planning & Development Department
Development Services Division

2000 Oakridge Avenue
Victoria BC V8M 1G2
phone 250.382.7999
fax 250.382.7999

Small Lot on Cook Street

Existing First Floor Plan

2 of 3

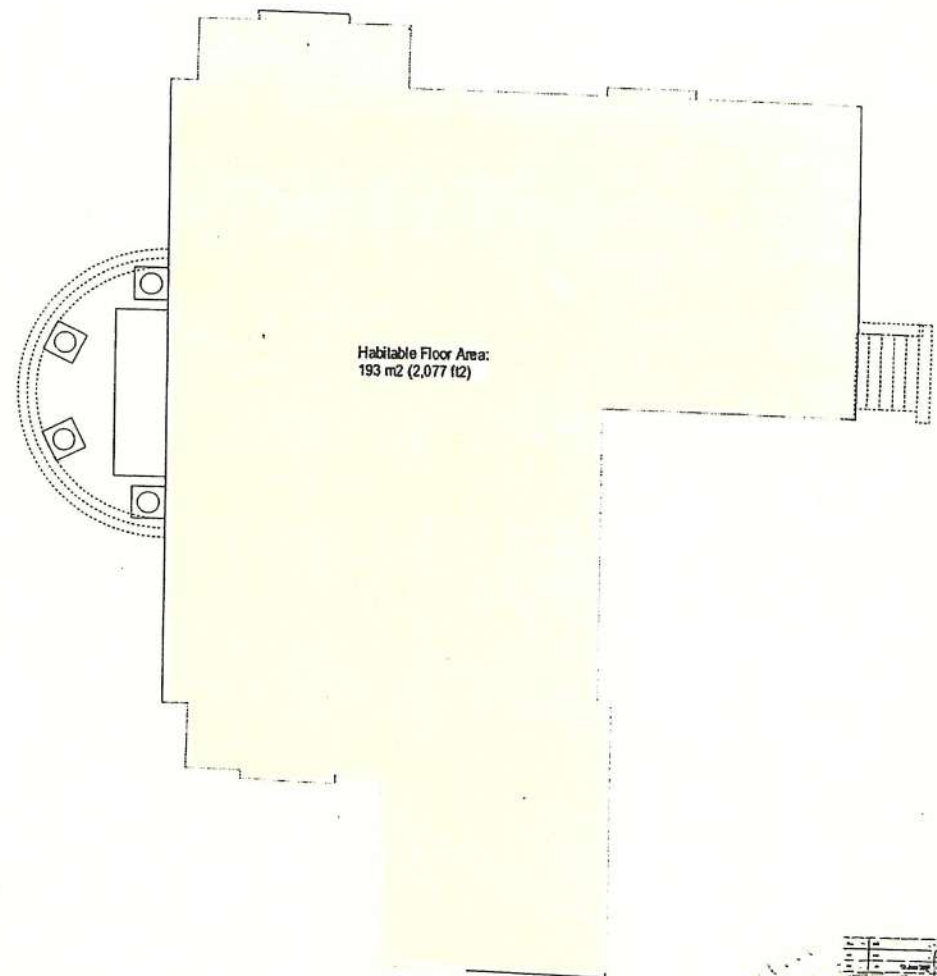


1 Existing Second Floor Plan [By Others]
 Scale: 1:50

Received
 City of Victoria

AUG 06 2015

Planning & Development Department
 Development Services Division



2 Existing Second Floor Area
 Scale: 1:50

Hillel
 architecture

22-202 Old Bay Avenue
 Victoria BC V8M 4Y3
 Phone: 250-257-3999
 Fax: 250-257-4199

Small Lot on Cook Street
 15 Cook Street
 Existing Second Floor Plan

3 of 3

LEGEND

PROPOSED PLANTING



PROPOSED HARD SURFACES



NOTES:

- PROPOSED GRADES ARE APPROXIMATE, CIVIL ENGINEER TO DESIGN RAIN WATER COLLECTION & DRAINAGE SYSTEM.
- WITHIN THE DEVELOPMENT SITE THERE ARE NO "PROTECTED" TREES

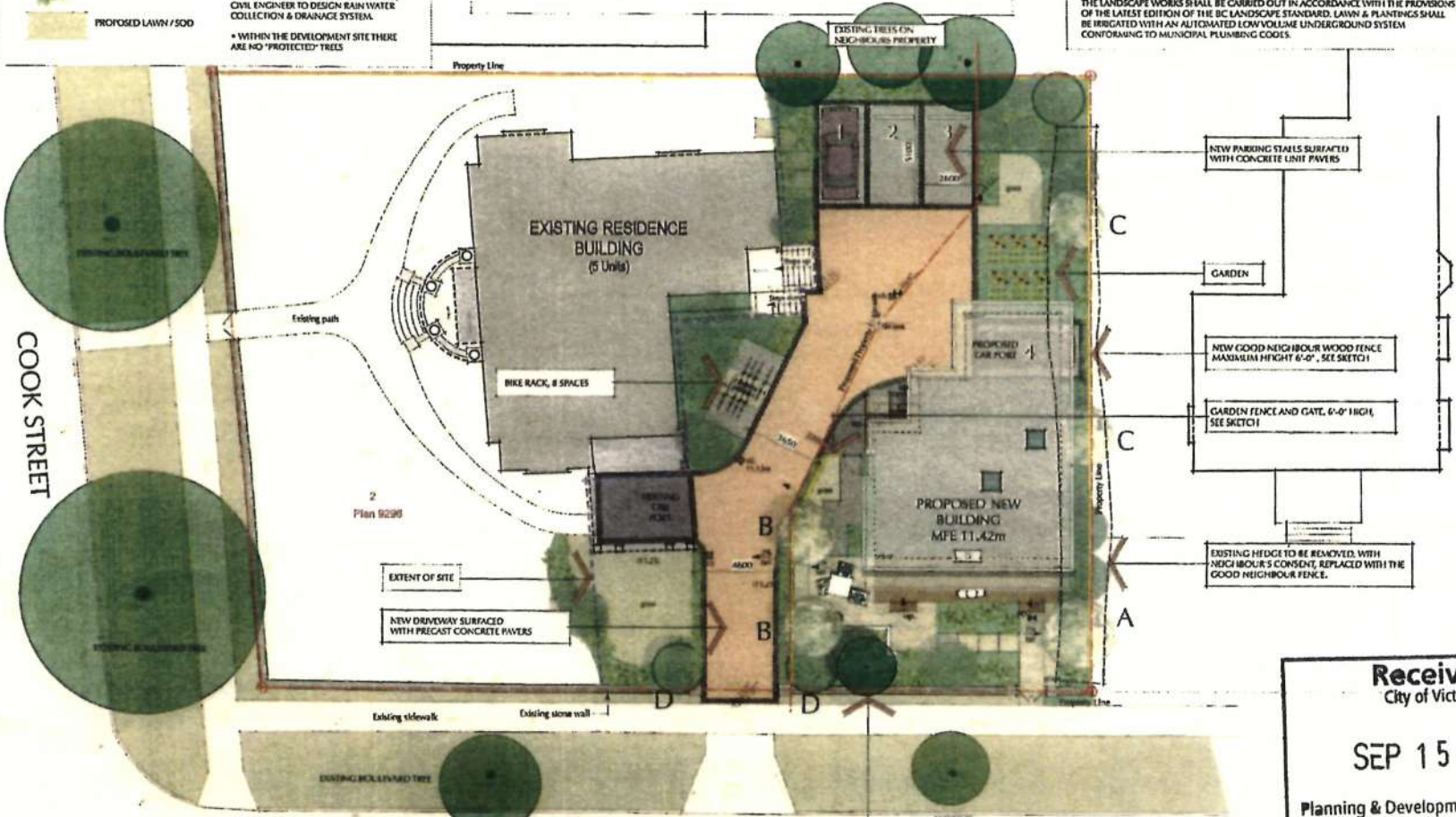


NEW GOOD NEIGHBOUR WOOD FENCE
ON EAST PROPERTY LINE OF SINGLE FAMILY HOME
AND WEST PROPERTY LINE
SCALE 1:50

Lumber: Western Red Cedar, Grade #2,
Finish: Sikara Coat or equal approved.
Colour to match on black and white selection.

PLANT NUMBER	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
A	ACER GINSENG	PAPERBARK MAPLE	50 CM GIRTH	1
B	AMALANCHIER GRANTWORTHII	WAXY LILAC	7.5 FT POT	2
C	CONAR NUTTALLII	CONAR NUTTALLII	50 CM GIRTH	2
D	MAHONIA 'MAGNAN'	RED FL. MAHONIA	15 FT POT	2
E	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
F	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
G	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
H	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
I	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
J	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
K	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
L	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
M	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
N	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
O	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
P	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
Q	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
R	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
S	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
T	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
U	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
V	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
W	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
X	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
Y	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1
Z	SPONCHIA BURNING	SPONCHIA BURNING	15 FT POT	1

LANDSCAPE STANDARDS
THE LANDSCAPE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS
OF THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. LAWN & PLANTINGS SHALL
BE IRRIGATED WITH AN AUTOMATED LOW VOLUME UNDERGROUND SYSTEM
CONFORMING TO MUNICIPAL PLUMBING CODES.

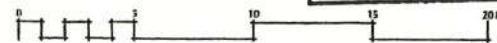


PLAN
SCALE 1:100

Received
City of Victoria

SEP 15 2015

Planning & Development Department
Development Services Division



SMALL & ROSSELL
LANDSCAPE ARCHITECTS INC.
2012 Pioneer Road, Suite 101, Victoria, B.C.
V8M 1K1
Tel: 250-443-6940
www.smallandrossell.com

- 14 September 2015
• starting site plan to be revised to parking stalls
• road grades changed to fit road
• 17 July 2015
• existing large landscape trees to be retained
• 18 July 2015
• driveway fence adjusted to match neighbour's fence
• 19 May 2015
• parking stalls revised to 4
• 20 May 2015
• parking stalls revised to 4
• 21 May 2015
• parking stalls revised to 4
• 22 May 2015
• parking stalls revised to 4
• 23 May 2015
• parking stalls revised to 4
• 24 May 2015
• parking stalls revised to 4
• 25 May 2015
• parking stalls revised to 4
• 26 May 2015
• parking stalls revised to 4
• 27 May 2015
• parking stalls revised to 4
• 28 May 2015
• parking stalls revised to 4
• 29 May 2015
• parking stalls revised to 4
• 30 May 2015
• parking stalls revised to 4
• 31 May 2015
• parking stalls revised to 4
• 1 June 2015
• parking stalls revised to 4
• 2 June 2015
• parking stalls revised to 4
• 3 June 2015
• parking stalls revised to 4
• 4 June 2015
• parking stalls revised to 4
• 5 June 2015
• parking stalls revised to 4
• 6 June 2015
• parking stalls revised to 4
• 7 June 2015
• parking stalls revised to 4
• 8 June 2015
• parking stalls revised to 4
• 9 June 2015
• parking stalls revised to 4
• 10 June 2015
• parking stalls revised to 4
• 11 June 2015
• parking stalls revised to 4
• 12 June 2015
• parking stalls revised to 4
• 13 June 2015
• parking stalls revised to 4
• 14 June 2015
• parking stalls revised to 4
• 15 June 2015
• parking stalls revised to 4
• 16 June 2015
• parking stalls revised to 4
• 17 June 2015
• parking stalls revised to 4
• 18 June 2015
• parking stalls revised to 4
• 19 June 2015
• parking stalls revised to 4
• 20 June 2015
• parking stalls revised to 4
• 21 June 2015
• parking stalls revised to 4
• 22 June 2015
• parking stalls revised to 4
• 23 June 2015
• parking stalls revised to 4
• 24 June 2015
• parking stalls revised to 4
• 25 June 2015
• parking stalls revised to 4
• 26 June 2015
• parking stalls revised to 4
• 27 June 2015
• parking stalls revised to 4
• 28 June 2015
• parking stalls revised to 4
• 29 June 2015
• parking stalls revised to 4
• 30 June 2015
• parking stalls revised to 4
• 1 July 2015
• parking stalls revised to 4
• 2 July 2015
• parking stalls revised to 4
• 3 July 2015
• parking stalls revised to 4
• 4 July 2015
• parking stalls revised to 4
• 5 July 2015
• parking stalls revised to 4
• 6 July 2015
• parking stalls revised to 4
• 7 July 2015
• parking stalls revised to 4
• 8 July 2015
• parking stalls revised to 4
• 9 July 2015
• parking stalls revised to 4
• 10 July 2015
• parking stalls revised to 4
• 11 July 2015
• parking stalls revised to 4
• 12 July 2015
• parking stalls revised to 4
• 13 July 2015
• parking stalls revised to 4
• 14 July 2015
• parking stalls revised to 4
• 15 July 2015
• parking stalls revised to 4
• 16 July 2015
• parking stalls revised to 4
• 17 July 2015
• parking stalls revised to 4
• 18 July 2015
• parking stalls revised to 4
• 19 July 2015
• parking stalls revised to 4
• 20 July 2015
• parking stalls revised to 4
• 21 July 2015
• parking stalls revised to 4
• 22 July 2015
• parking stalls revised to 4
• 23 July 2015
• parking stalls revised to 4
• 24 July 2015
• parking stalls revised to 4
• 25 July 2015
• parking stalls revised to 4
• 26 July 2015
• parking stalls revised to 4
• 27 July 2015
• parking stalls revised to 4
• 28 July 2015
• parking stalls revised to 4
• 29 July 2015
• parking stalls revised to 4
• 30 July 2015
• parking stalls revised to 4
• 31 July 2015
• parking stalls revised to 4
• 1 August 2015
• parking stalls revised to 4
• 2 August 2015
• parking stalls revised to 4
• 3 August 2015
• parking stalls revised to 4
• 4 August 2015
• parking stalls revised to 4
• 5 August 2015
• parking stalls revised to 4
• 6 August 2015
• parking stalls revised to 4
• 7 August 2015
• parking stalls revised to 4
• 8 August 2015
• parking stalls revised to 4
• 9 August 2015
• parking stalls revised to 4
• 10 August 2015
• parking stalls revised to 4
• 11 August 2015
• parking stalls revised to 4
• 12 August 2015
• parking stalls revised to 4
• 13 August 2015
• parking stalls revised to 4
• 14 August 2015
• parking stalls revised to 4
• 15 August 2015
• parking stalls revised to 4
• 16 August 2015
• parking stalls revised to 4
• 17 August 2015
• parking stalls revised to 4
• 18 August 2015
• parking stalls revised to 4
• 19 August 2015
• parking stalls revised to 4
• 20 August 2015
• parking stalls revised to 4
• 21 August 2015
• parking stalls revised to 4
• 22 August 2015
• parking stalls revised to 4
• 23 August 2015
• parking stalls revised to 4
• 24 August 2015
• parking stalls revised to 4
• 25 August 2015
• parking stalls revised to 4
• 26 August 2015
• parking stalls revised to 4
• 27 August 2015
• parking stalls revised to 4
• 28 August 2015
• parking stalls revised to 4
• 29 August 2015
• parking stalls revised to 4
• 30 August 2015
• parking stalls revised to 4
• 31 August 2015
• parking stalls revised to 4
• 1 September 2015
• parking stalls revised to 4
• 2 September 2015
• parking stalls revised to 4
• 3 September 2015
• parking stalls revised to 4
• 4 September 2015
• parking stalls revised to 4
• 5 September 2015
• parking stalls revised to 4
• 6 September 2015
• parking stalls revised to 4
• 7 September 2015
• parking stalls revised to 4
• 8 September 2015
• parking stalls revised to 4
• 9 September 2015
• parking stalls revised to 4
• 10 September 2015
• parking stalls revised to 4
• 11 September 2015
• parking stalls revised to 4
• 12 September 2015
• parking stalls revised to 4
• 13 September 2015
• parking stalls revised to 4
• 14 September 2015
• parking stalls revised to 4
• 15 September 2015
• parking stalls revised to 4
• 16 September 2015
• parking stalls revised to 4
• 17 September 2015
• parking stalls revised to 4
• 18 September 2015
• parking stalls revised to 4
• 19 September 2015
• parking stalls revised to 4
• 20 September 2015
• parking stalls revised to 4
• 21 September 2015
• parking stalls revised to 4
• 22 September 2015
• parking stalls revised to 4
• 23 September 2015
• parking stalls revised to 4
• 24 September 2015
• parking stalls revised to 4
• 25 September 2015
• parking stalls revised to 4
• 26 September 2015
• parking stalls revised to 4
• 27 September 2015
• parking stalls revised to 4
• 28 September 2015
• parking stalls revised to 4
• 29 September 2015
• parking stalls revised to 4
• 30 September 2015
• parking stalls revised to 4
• 1 October 2015
• parking stalls revised to 4
• 2 October 2015
• parking stalls revised to 4
• 3 October 2015
• parking stalls revised to 4
• 4 October 2015
• parking stalls revised to 4
• 5 October 2015
• parking stalls revised to 4
• 6 October 2015
• parking stalls revised to 4
• 7 October 2015
• parking stalls revised to 4
• 8 October 2015
• parking stalls revised to 4
• 9 October 2015
• parking stalls revised to 4
• 10 October 2015
• parking stalls revised to 4
• 11 October 2015
• parking stalls revised to 4
• 12 October 2015
• parking stalls revised to 4
• 13 October 2015
• parking stalls revised to 4
• 14 October 2015
• parking stalls revised to 4
• 15 October 2015
• parking stalls revised to 4
• 16 October 2015
• parking stalls revised to 4
• 17 October 2015
• parking stalls revised to 4
• 18 October 2015
• parking stalls revised to 4
• 19 October 2015
• parking stalls revised to 4
• 20 October 2015
• parking stalls revised to 4
• 21 October 2015
• parking stalls revised to 4
• 22 October 2015
• parking stalls revised to 4
• 23 October 2015
• parking stalls revised to 4
• 24 October 2015
• parking stalls revised to 4
• 25 October 2015
• parking stalls revised to 4
• 26 October 2015
• parking stalls revised to 4
• 27 October 2015
• parking stalls revised to 4
• 28 October 2015
• parking stalls revised to 4
• 29 October 2015
• parking stalls revised to 4
• 30 October 2015
• parking stalls revised to 4
• 31 October 2015
• parking stalls revised to 4
• 1 November 2015
• parking stalls revised to 4
• 2 November 2015
• parking stalls revised to 4
• 3 November 2015
• parking stalls revised to 4
• 4 November 2015
• parking stalls revised to 4
• 5 November 2015
• parking stalls revised to 4
• 6 November 2015
• parking stalls revised to 4
• 7 November 2015
• parking stalls revised to 4
• 8 November 2015
• parking stalls revised to 4
• 9 November 2015
• parking stalls revised to 4
• 10 November 2015
• parking stalls revised to 4
• 11 November 2015
• parking stalls revised to 4
• 12 November 2015
• parking stalls revised to 4
• 13 November 2015
• parking stalls revised to 4
• 14 November 2015
• parking stalls revised to 4
• 15 November 2015
• parking stalls revised to 4
• 16 November 2015
• parking stalls revised to 4
• 17 November 2015
• parking stalls revised to 4
• 18 November 2015
• parking stalls revised to 4
• 19 November 2015
• parking stalls revised to 4
• 20 November 2015
• parking stalls revised to 4
• 21 November 2015
• parking stalls revised to 4
• 22 November 2015
• parking stalls revised to 4
• 23 November 2015
• parking stalls revised to 4
• 24 November 2015
• parking stalls revised to 4
• 25 November 2015
• parking stalls revised to 4
• 26 November 2015
• parking stalls revised to 4
• 27 November 2015
• parking stalls revised to 4
• 28 November 2015
• parking stalls revised to 4
• 29 November 2015
• parking stalls revised to 4
• 30 November 2015
• parking stalls revised to 4
• 1 December 2015
• parking stalls revised to 4
• 2 December 2015
• parking stalls revised to 4
• 3 December 2015
• parking stalls revised to 4
• 4 December 2015
• parking stalls revised to 4
• 5 December 2015
• parking stalls revised to 4
• 6 December 2015
• parking stalls revised to 4
• 7 December 2015
• parking stalls revised to 4
• 8 December 2015
• parking stalls revised to 4
• 9 December 2015
• parking stalls revised to 4
• 10 December 2015
• parking stalls revised to 4
• 11 December 2015
• parking stalls revised to 4
• 12 December 2015
• parking stalls revised to 4
• 13 December 2015
• parking stalls revised to 4
• 14 December 2015
• parking stalls revised to 4
• 15 December 2015
• parking stalls revised to 4
• 16 December 2015
• parking stalls revised to 4
• 17 December 2015
• parking stalls revised to 4
• 18 December 2015
• parking stalls revised to 4
• 19 December 2015
• parking stalls revised to 4
• 20 December 2015
• parking stalls revised to 4
• 21 December 2015
• parking stalls revised to 4
• 22 December 2015
• parking stalls revised to 4
• 23 December 2015
• parking stalls revised to 4
• 24 December 2015
• parking stalls revised to 4
• 25 December 2015
• parking stalls revised to 4
• 26 December 2015
• parking stalls revised to 4
• 27 December 2015
• parking stalls revised to 4
• 28 December 2015
• parking stalls revised to 4
• 29 December 2015
• parking stalls revised to 4
• 30 December 2015
• parking stalls revised to 4
• 31 December 2015
• parking stalls revised to 4

REVISION	DATE
1	15/02/2014
2	15/02/2014
3	15/02/2014
4	15/02/2014
5	15/02/2014
6	15/02/2014
7	15/02/2014
8	15/02/2014
9	15/02/2014
10	15/02/2014
11	15/02/2014
12	15/02/2014
13	15/02/2014
14	15/02/2014
15	15/02/2014
16	15/02/2014
17	15/02/2014
18	15/02/2014
19	15/02/2014
20	15/02/2014
21	15/02/2014
22	15/02/2014
23	15/02/2014
24	15/02/2014
25	15/02/2014
26	15/02/2014
27	15/02/2014
28	15/02/2014
29	15/02/2014
30	15/02/2014
31	15/02/2014
32	15/02/2014
33	15/02/2014
34	15/02/2014
35	15/02/2014
36	15/02/2014
37	15/02/2014
38	15/02/2014
39	15/02/2014
40	15/02/2014
41	15/02/2014
42	15/02/2014
43	15/02/2014
44	15/02/2014
45	15/02/2014
46	15/02/2014
47	15/02/2014
48	15/02/2014
49	15/02/2014
50	15/02/2014
51	15/02/2014
52	15/02/2014
53	15/02/2014
54	15/02/2014
55	15/02/2014
56	15/02/2014
57	15/02/2014
58	15/02/2014
59	15/02/2014
60	15/02/2014
61	15/02/2014
62	15/02/2014
63	15/02/2014
64	15/02/2014
65	15/02/2014
66	15/02/2014
67	15/02/2014
68	15/02/2014
69	15/02/2014
70	15/02/2014
71	15/02/2014
72	15/02/2014
73	15/02/2014
74	15/02/2014
75	15/02/2014
76	15/02/2014
77	15/02/2014
78	15/02/2014
79	15/02/2014
80	15/02/2014
81	15/02/2014
82	15/02/2014
83	15/02/2014
84	15/02/2014
85	15/02/2014
86	15/02/2014
87	15/02/2014
88	15/02/2014
89	15/02/2014
90	15/02/2014
91	15/02/2014
92	15/02/2014
93	15/02/2014
94	15/02/2014
95	15/02/2014
96	15/02/2014
97	15/02/2014
98	15/02/2014
99	15/02/2014
100	15/02/2014

59 Cook Street
Victoria, B.C.

Landscape
Concept Plan

DATE	BY	SCALE	PROJECT
15/02/2014	CAZ	As shown	L1