

Cook Street Village Charrette Concepts and Exploratory Sketches

Key Moves Section

Fairfield

Variation in terracing to support eclecticism

- 3-5m step back from property line preferred (to the satisfaction of the city arborist)
- Reviewed case by case
- Terracing for any proposed new building at the third storey and above to accommodate the tree canopy

Roof Top Patios for Commercial Use

Roof Top Amenity

Gateway Feature at Pinch Points

Parking

- Retain or add number of parking
- Establish pilot projects for flexible residential and commercial parking

Terracing of buildings to protect trees and allow sunlight

- Allow 4 storey buildings with proper set backs and step backs at the third storey and above in accordance with existing draft policy

Variable set backs to support a variety of business storefront designs

- 2m average set back per development site
- 1m min set back
- Boulevard as public seating and patio spill out to support varying set backs

Pedestrian Realm

- Improve the furnishings and paving surfaces along the street, and introduce new features to make it more inviting and to enhance eclectic character
- Achieve 3m min sidewalk zone
- Introduce temporary or permanent kiosk retailers

Underground Parkade Step Back to Protect Tree Roots

Slow Traffic to Enable Shared Space

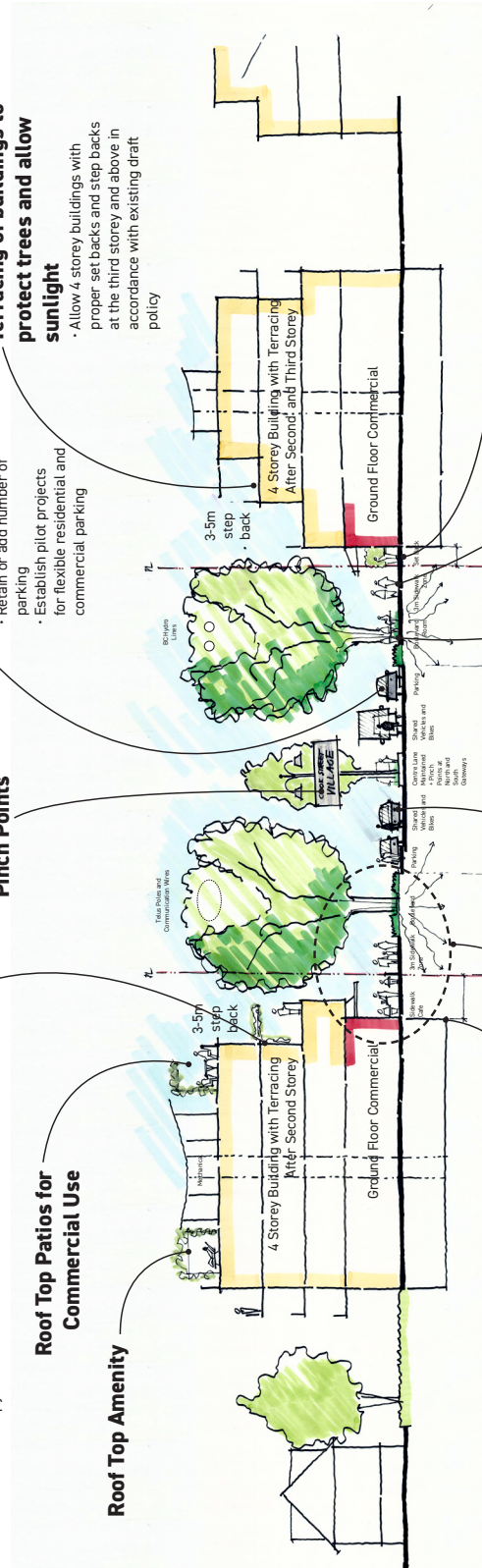
- Establish pilot projects for flexible residential and commercial parking
- Narrow travel lane through road markings in centre lane and parking zones
- Enhance and add medians at village gateways to create pinch points
- Provide signage informing entry to the shared street zone at entry points to the village

Boulevard Outdoor Room As Public Seating and Patio Space

- Allow space for open air public art exhibitions
- Limit the extent of grass boulevards/ provide more planted areas
- Integrate seating and planting as root protection strategy

Materials and Furnishings

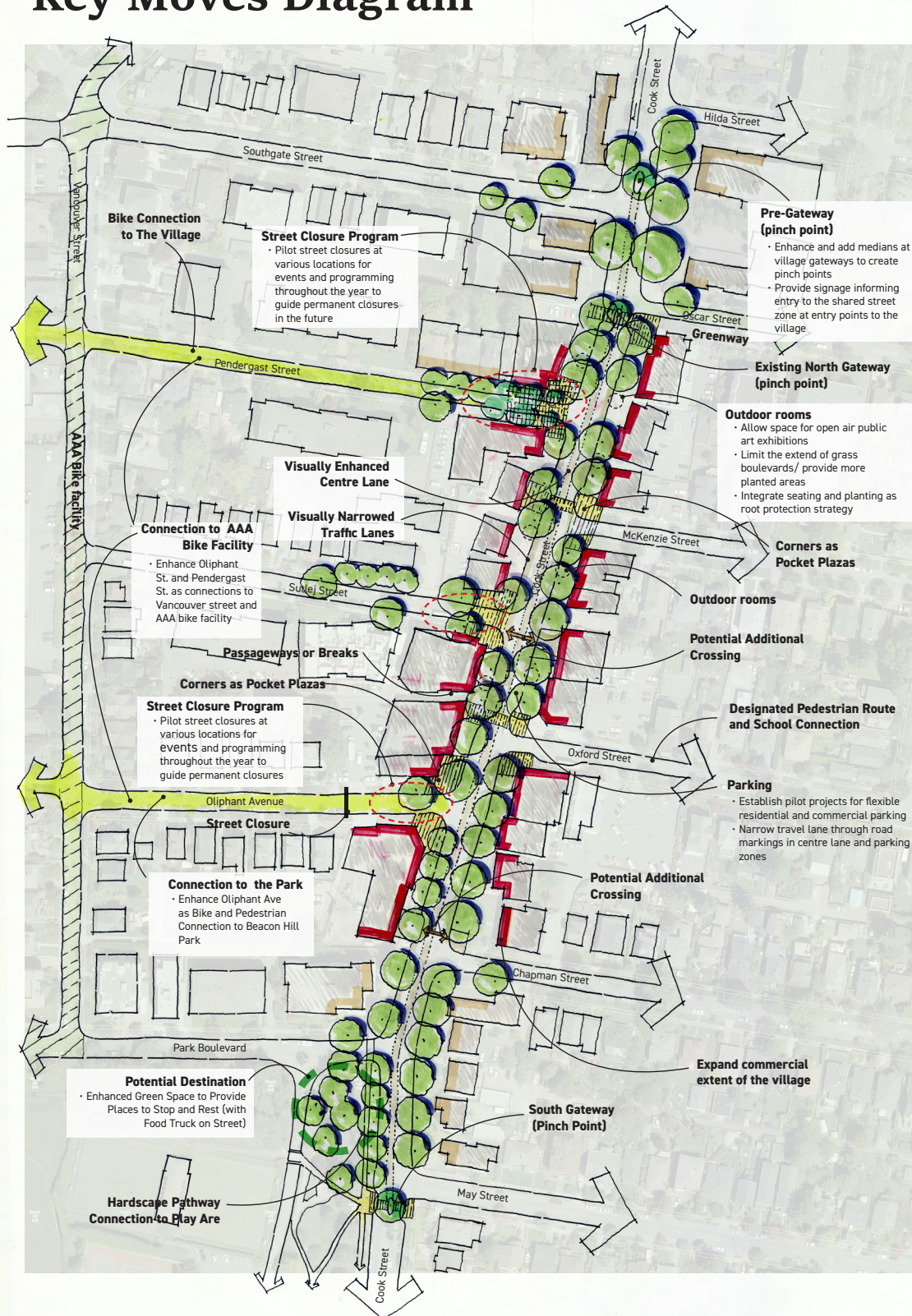
- Delineate public and private realm by use of different materials
- Allow diversity of public realm materials and patterns within established pallet
- Introduce pedestrian lights
- Provide public seating (more benches)
- Enhance street corners as outdoor rooms



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Fairfield

Key Moves Diagram



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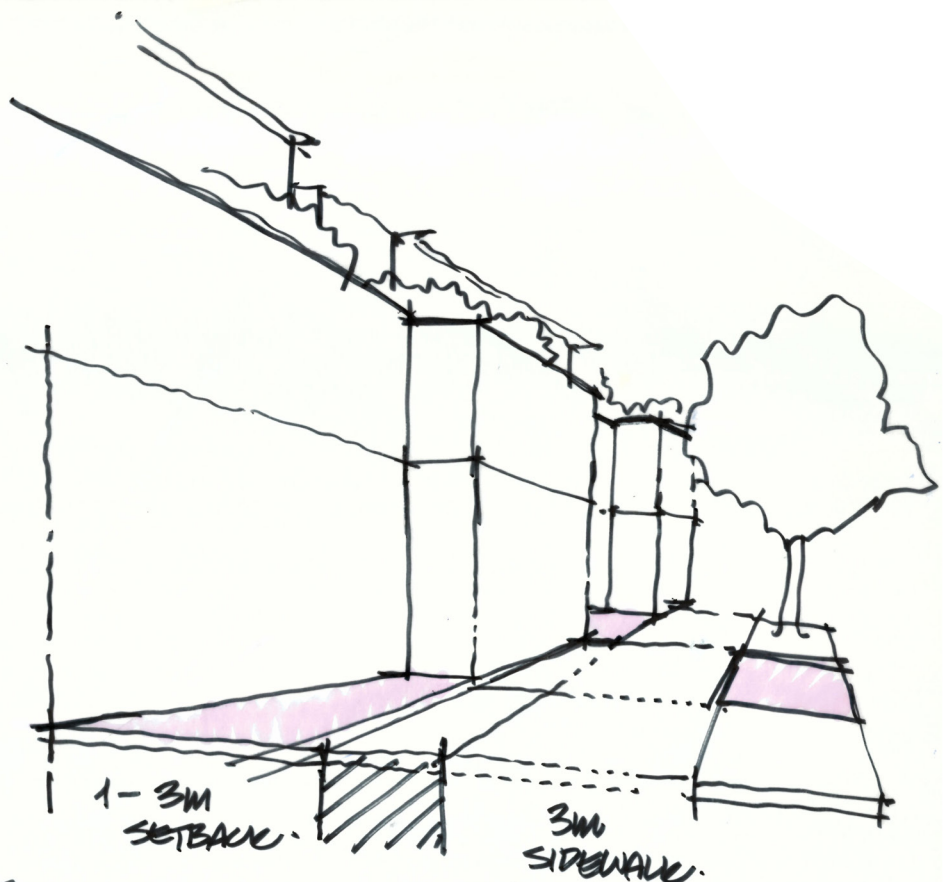
OPTION 1 - 3M SETBACK.



OPTION 2 - 2M SETBACK.

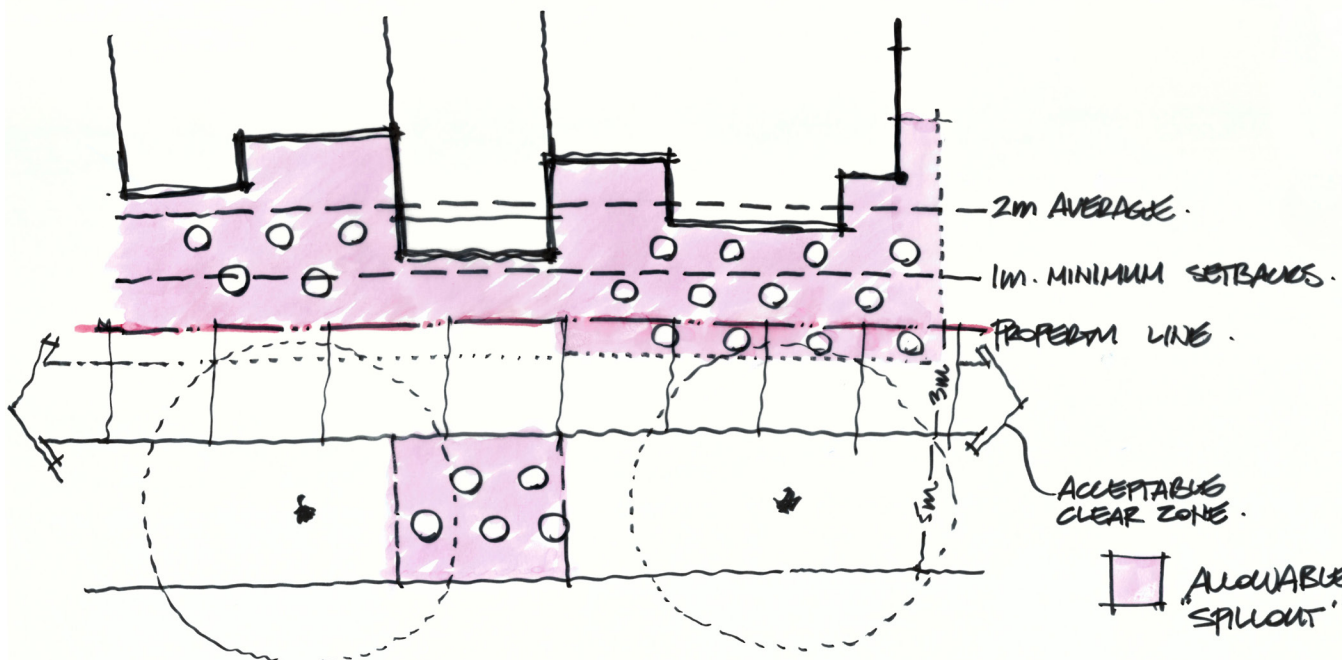
2M CLEARANCE AROUND TREE CANOPY

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OPTION 3 -
VARIABLE SETBACK.

3M
SIDEWALK.
(MIN. CLEAR
ZONE AS PER
CITY PER'S)
2M



ACCEPTABLE
CLEAR ZONE.

ALLOWABLE RETAIL
"SPILLOUT" SPACE.