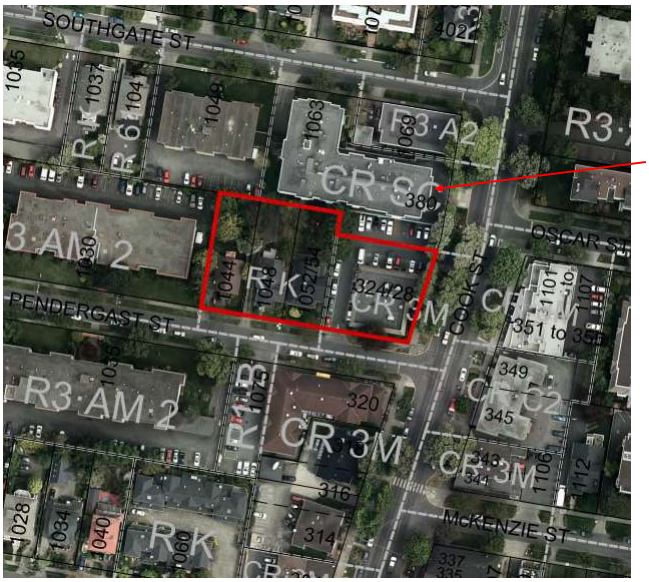
Update on Rezoning & Development Permit Applications for 324/328 Cook Street & 1044, 1048, 1052/1054 Pendergast Street

1

Aerial Map



2

Rendering



3

Council Direction

- Direct staff to work with BC Housing and/or the applicant to incorporate affordability into the project, including the option of securing 10-20% of the units as affordable rental housing in perpetuity and ensure the tenants who are being displaced have first right of refusal provided they meet the eligibility requirements for the affordable units.
- Direct staff to work with the applicant to revise the plans to remove the three parking stalls on Pendergast in exchange for green space.
- Ask staff to report back on the process for determining the vulnerability of tenants with respect to this application and all future applications.
- Update report to Council on the proposed day-care facility located at 380 Cook Street and execution of any necessary legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development.

4

Subject Site



324/328 Cook Street

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5

Subject Site

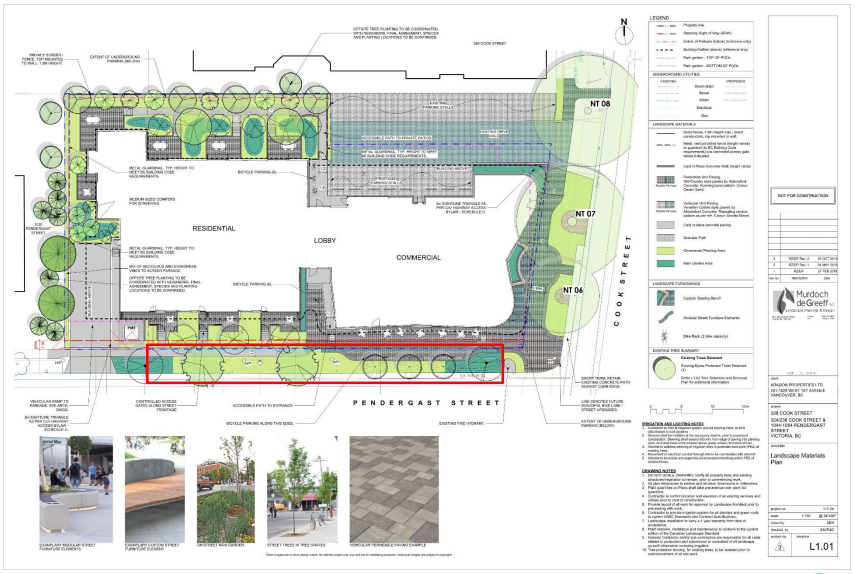


1044, 1048, 1052/1054 Pendergast Street

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6

Site/Landscape Plan



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7

Community Amenity Contribution



- $136,163.47 toward the Local Amenities Reserve Fund, consistent with the Density Bonus Policy, 2016
- $161,356.80 toward the Victoria Housing Reserve Fund

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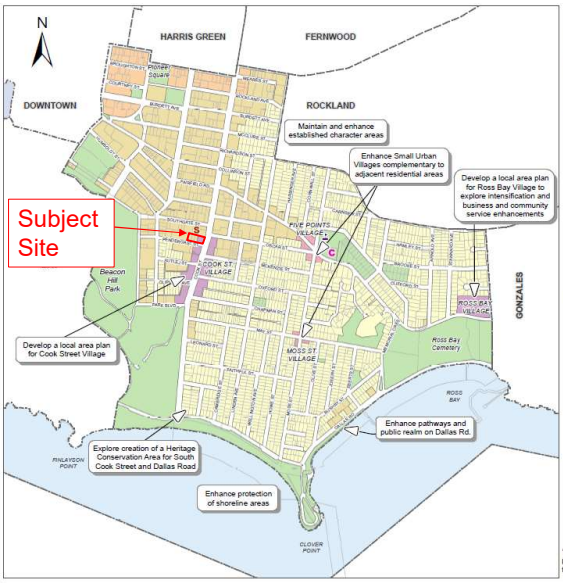
8



- Daycare facility proposed at 380 Cook Street was not supported by Building Strata
- Offer to sell commercial unit to the City at 25% below market value
- Unit could house expanded Cook Street Village Activity Centre

9

Urban Place Designation



10

Elevations



11

Context Rendering



12

Context Rendering



13

Renderings



14



15

16

Renderings



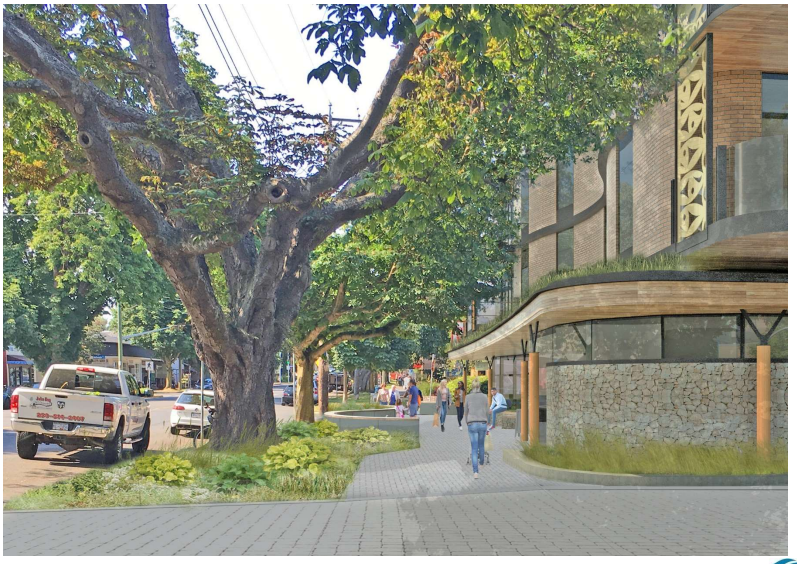
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Renderings



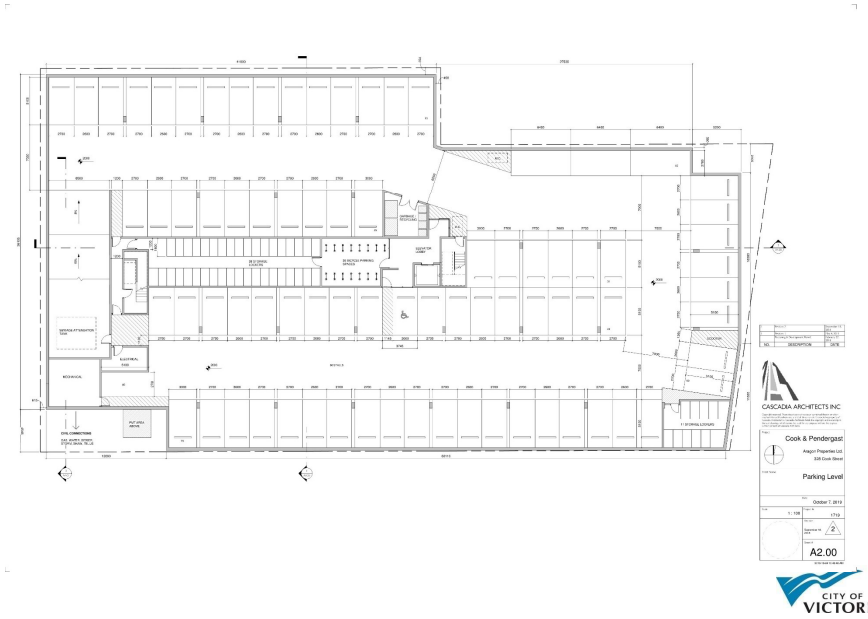
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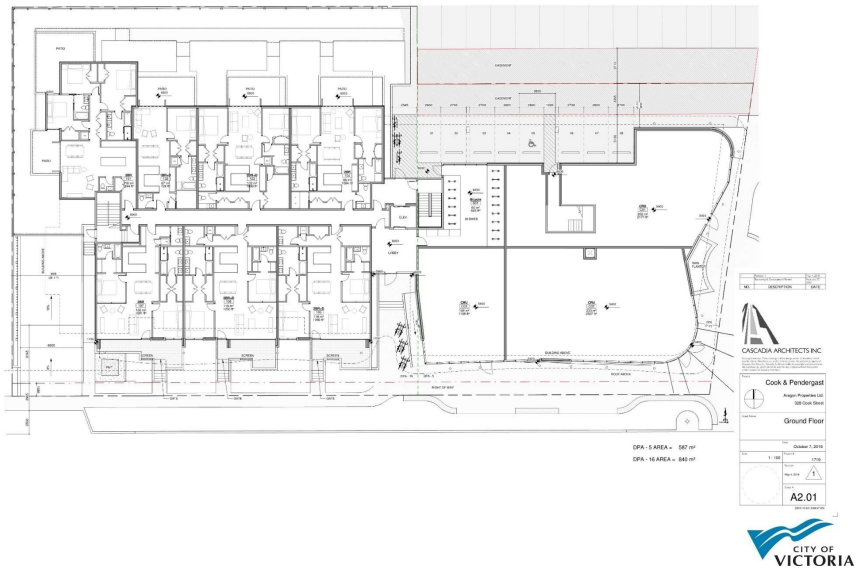
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Parking Level



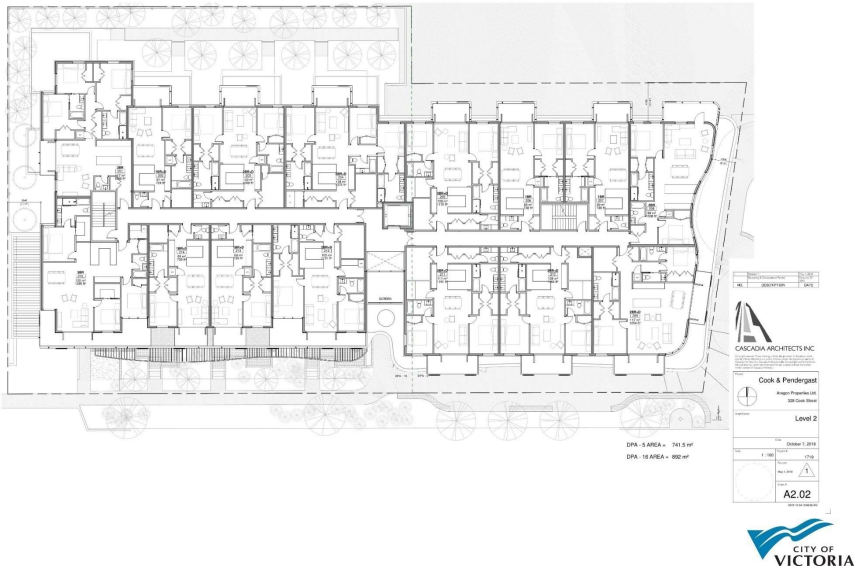
20

Ground floor



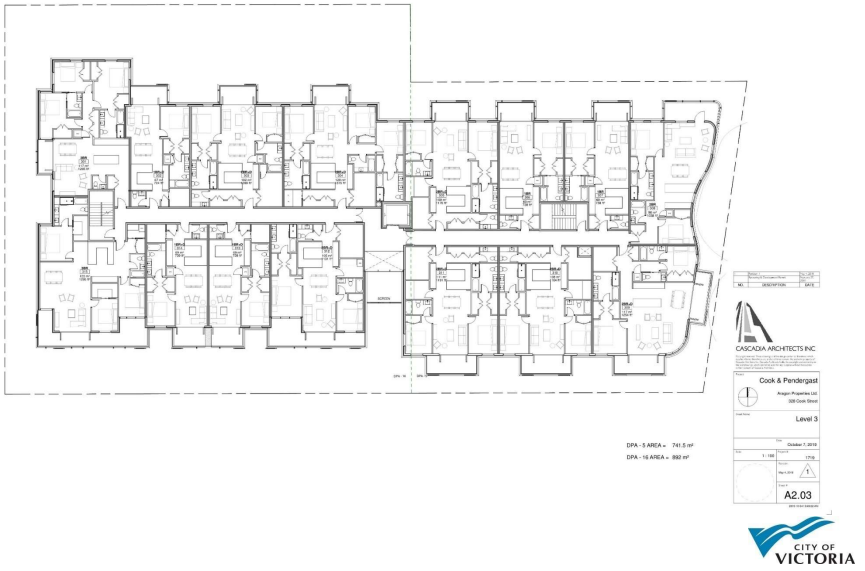
21

Second floor



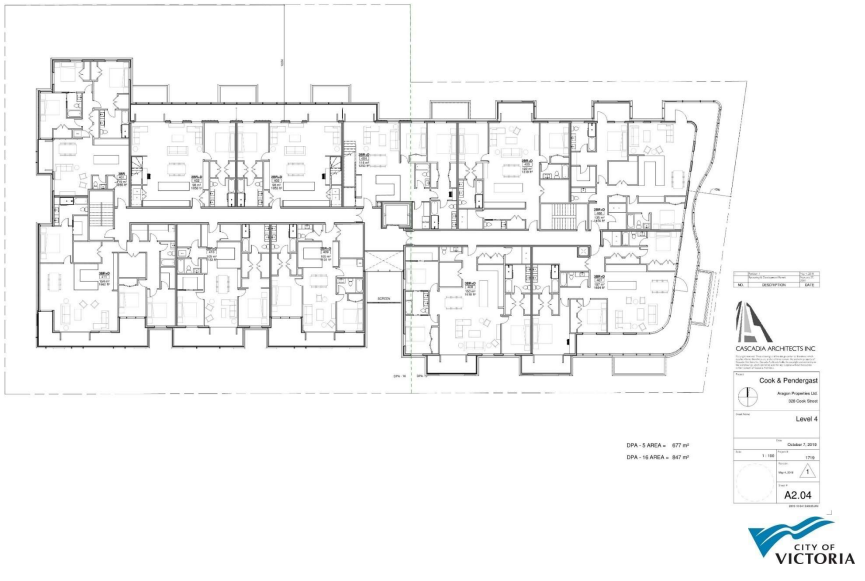
22

Third floor



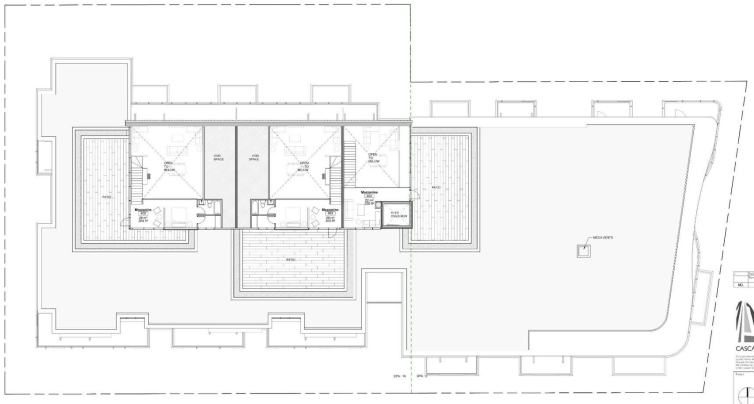
23

Fourth floor



24

Mezzanine



CASCADIA ARCHITECTS INC.

Cook & Pendergast

Aragon Properties Ltd.
308 Cook Street

Roof Level

October 7, 2019

1 : 100

17x36

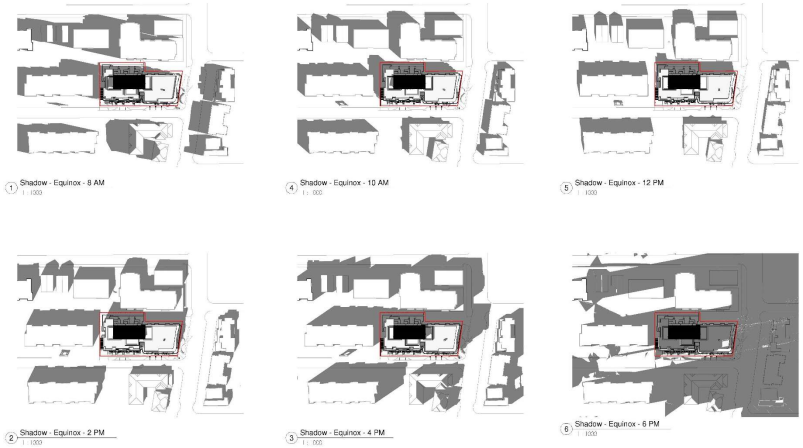
A2.05

DPA - 16 AREA = 81 m²

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25

Shadow Study



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26

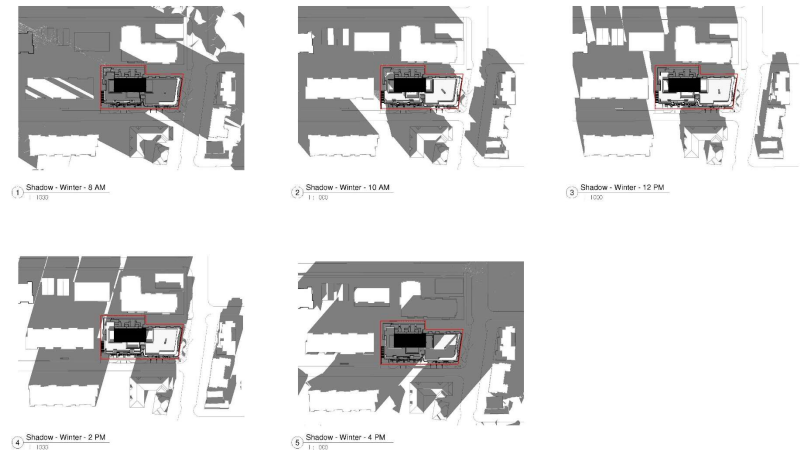
Shadow Study



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27

Shadow Study



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28

Context



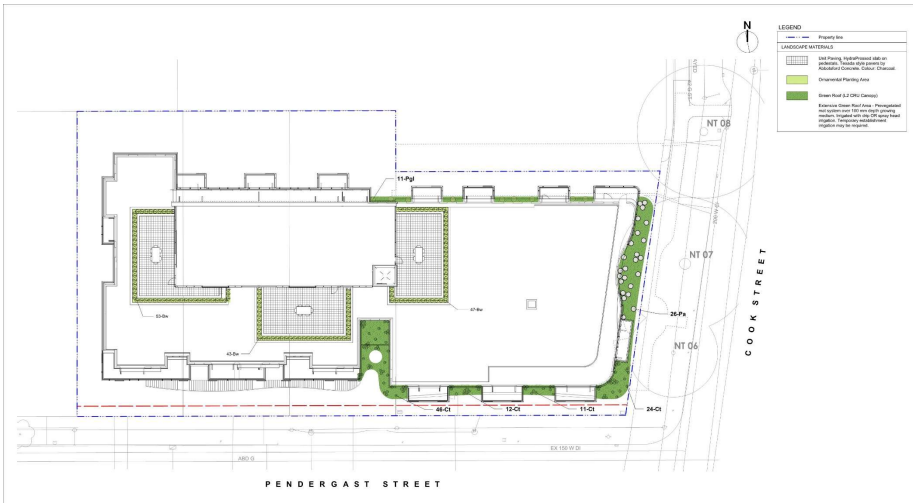





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29

Landscape Plan - Roof



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30