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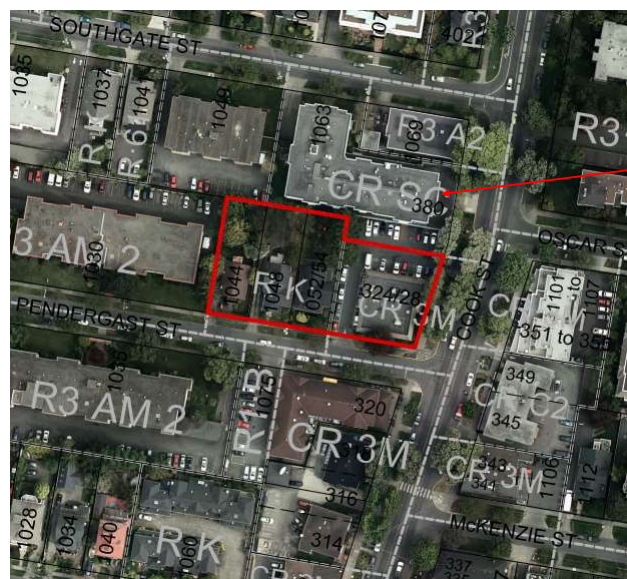
Update on  
Rezoning & Development  
Permit Applications  
for 324/328 Cook Street &  
1044, 1048, 1052/1054  
Pendergast Street



1

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Aerial Map



Cook Street  
Village Activity  
Centre



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.



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## Subject Site



324/328 Cook Street



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## Subject Site

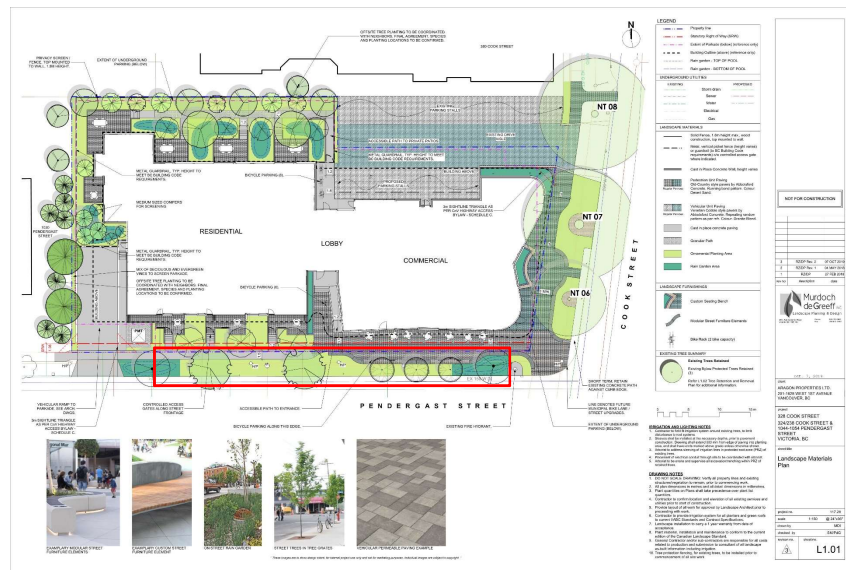


1044, 1048, 1052/1054 Pendergast Street



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# Site/Landscape Plan



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## 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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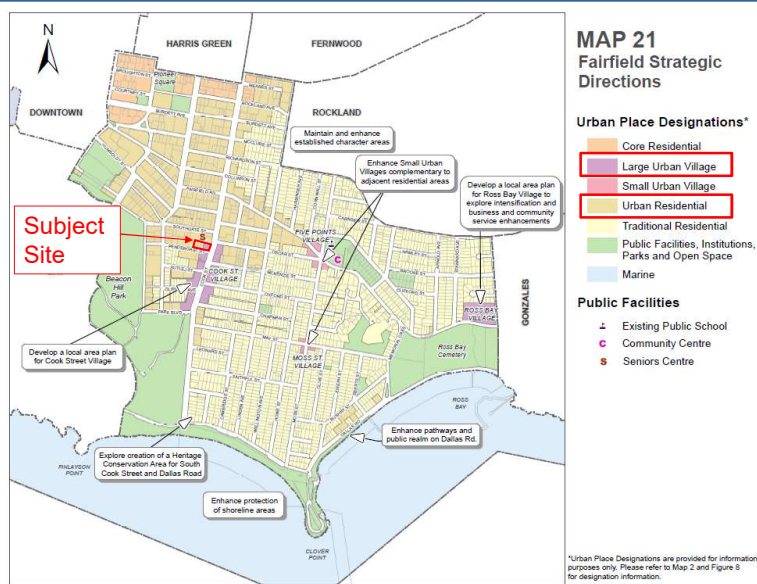


- Daycare facility proposed at 380 Cook Street was not supported by Building Strata
- Offer to sell commercial unit to the City at 25% below market value
- Unit could house expanded Cook Street Village Activity Centre



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## Urban Place Designation



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## Elevations



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## Context Rendering



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## Context Rendering



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## Renderings

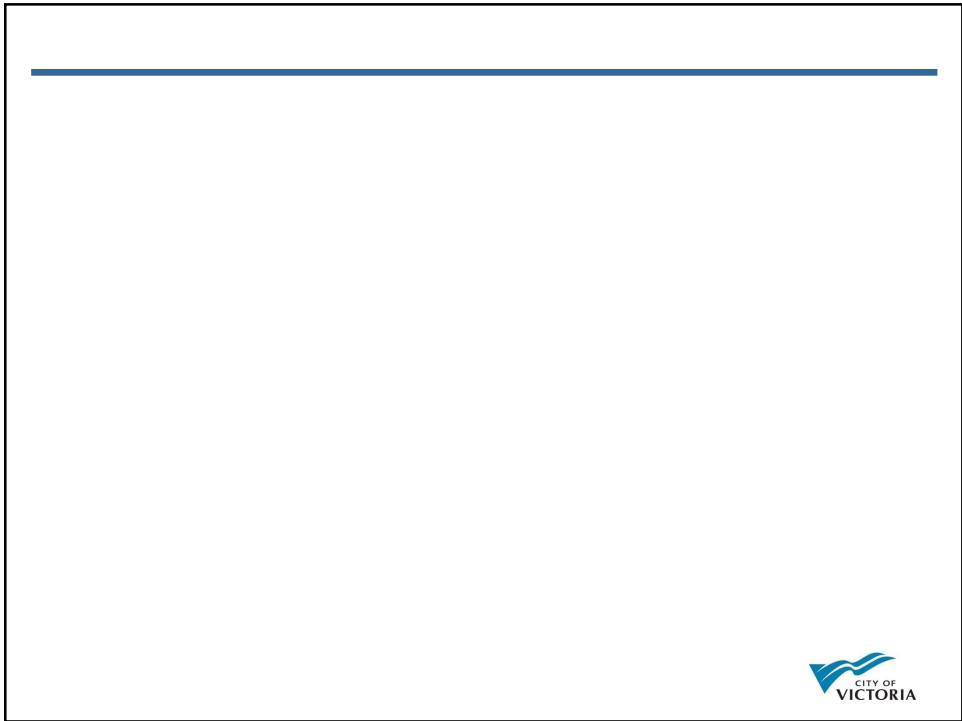


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## Renderings



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## Renderings



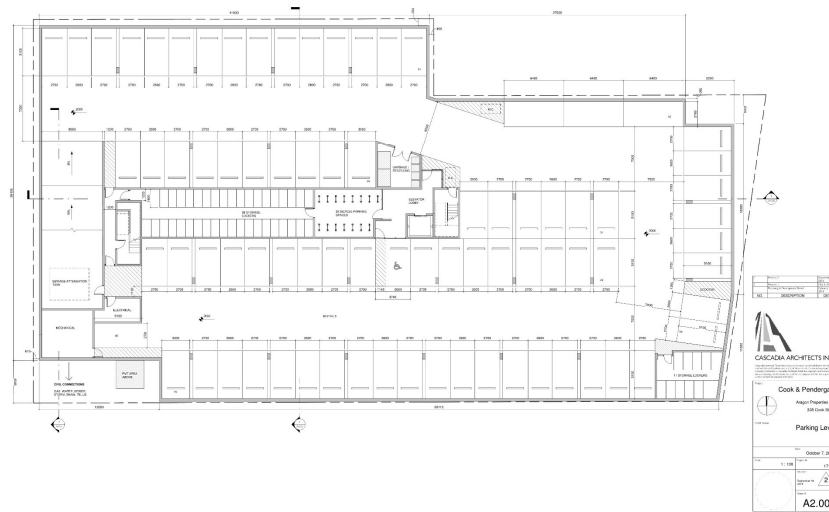
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## Renderings



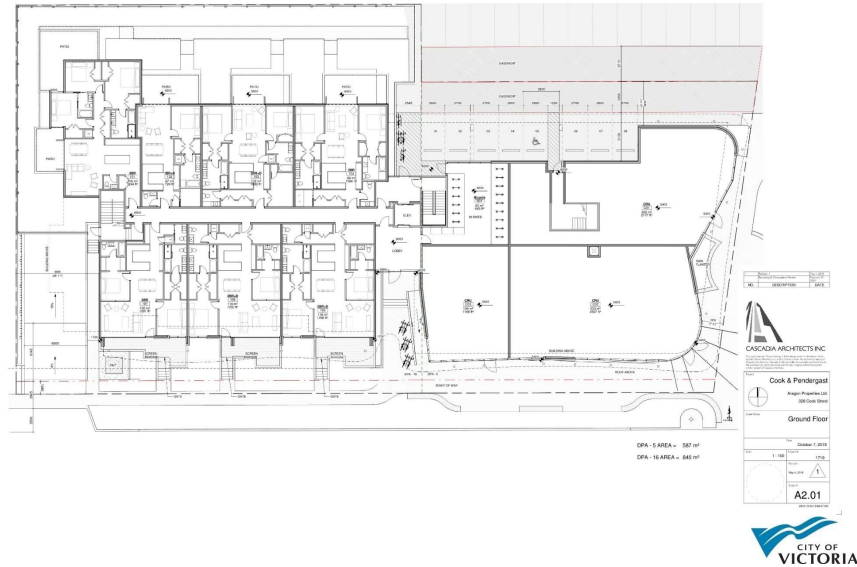
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## Parking Level



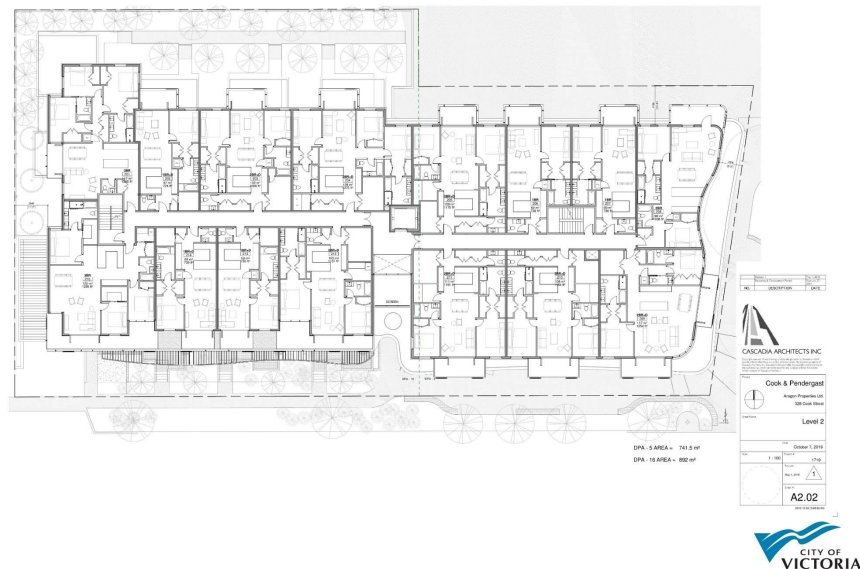
20

## Ground floor



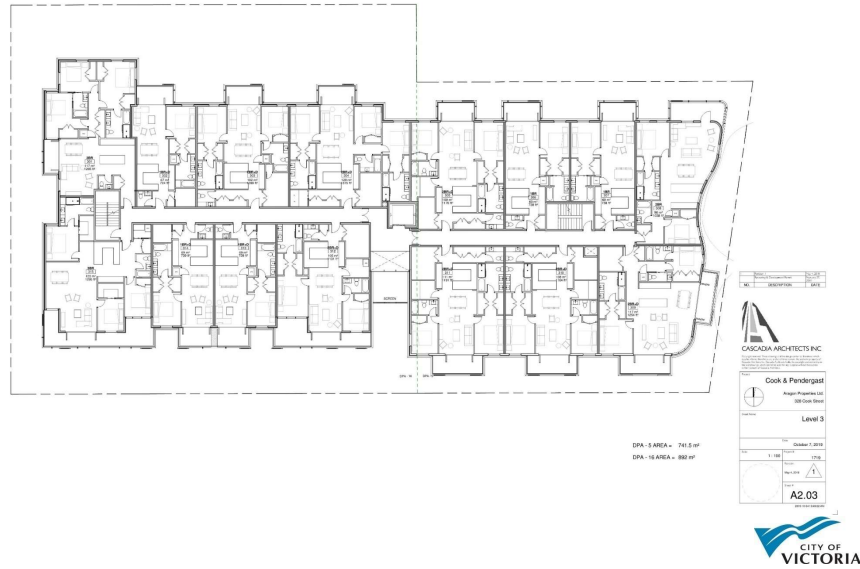
21

## Second floor



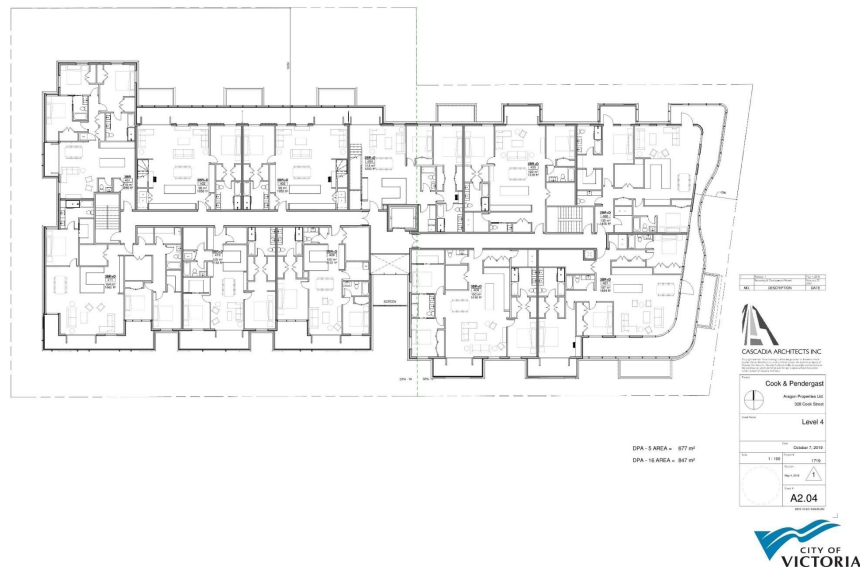
22

## Third floor



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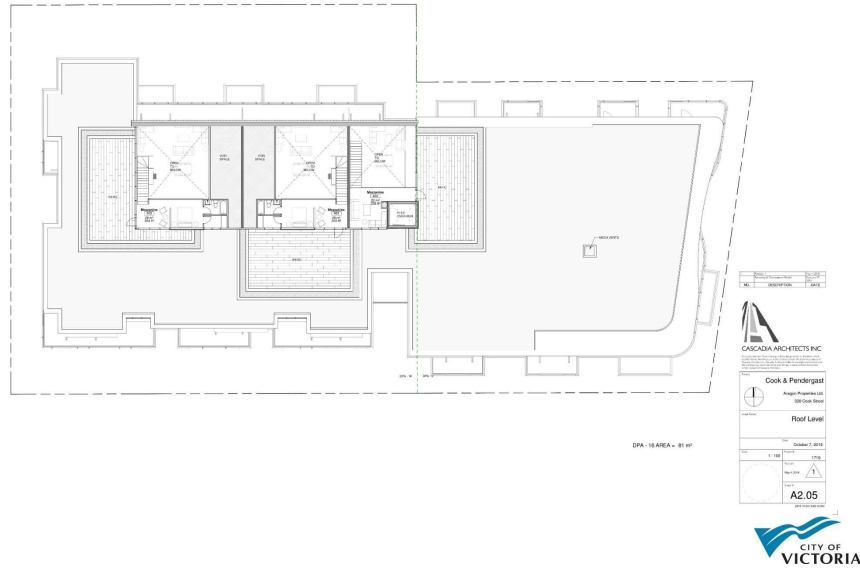
## Fourth floor



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## Mezzanine



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## Shadow Study



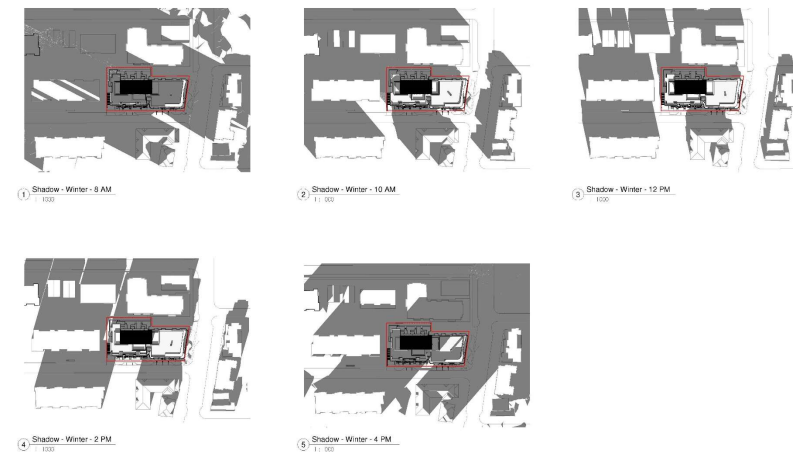
26

## Shadow Study



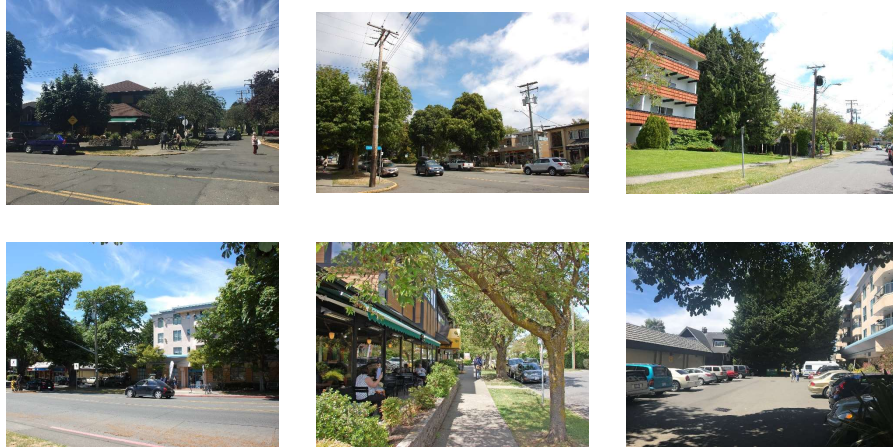
27

## Shadow Study



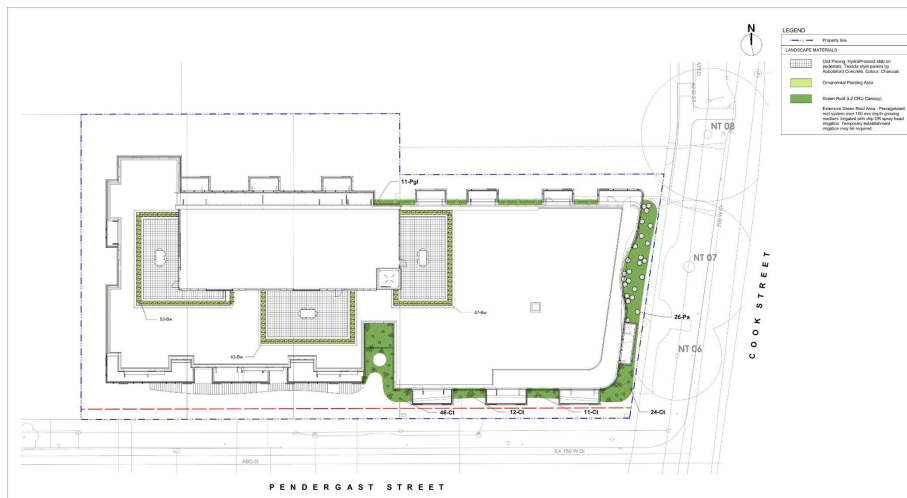
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## Context



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## Landscape Plan - Roof



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