Zoning Bylaw Amendment
Application No. 00695 &
Heritage Alteration Permit
Application No. 00016
for
1050-1058 Pandora Avenue
and 1508-1518 Cook Street
(“Wellburn’s Site”)
NORTH-WEST VIEW AT PANDORA & COOK

SOUTH-WEST VIEW ALONG COOK ST
FRANKLIN GREEN PARK

ORIGINAL RENDER PRESENTED TO COTW | VIEW SOUTH-WEST ALONG COOK ST
ORIGINAL RENDER PRESENTED TO COTW | CORNER OF PANDORA AVE & COOK ST

DESIGN REVISIONS SINCE COTW
PROPOSED CLADDING

PRECEDENT | STUCCO FACADE
PROPOSED CLADDING | STUCCO FACADE

WINDOW TRANSOM
WINDOW TRANSOM

LEVEL 6 LAYOUT REVISIONS
LEVEL 6 LAYOUT REVISIONS

CURRENT LEVEL 5 LANDSCAPED ROOF
COMMUNITY AMENITY CONTRIBUTION TO FRANKLIN GREEN PARK:
- DRINKING FOUNTAIN
- HARD & SOFT LANDSCAPING ELEMENTS CONNECTING AN ACCESS GATE TO THE EXISTING PATH

BENEFITS:
- ADDITIONAL ENTRY ONTO PARK DURING COMMERCIAL WORKING HOURS
- EYES ON THE PARK
- FIRE ESCAPE ROUTE FROM BUILDING

ACCESS TO FRANKLIN GREEN PARK

<table>
<thead>
<tr>
<th>PARK AREA</th>
<th>TOTAL RESIDENTIAL UNITS</th>
<th>TOTAL PARKING STALLS</th>
<th>TOTAL LONG-TERM BIKE STALLS</th>
<th>TOTAL SHORT-TERM BIKE STALLS</th>
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<tbody>
<tr>
<td>CURRENT</td>
<td>8412m²</td>
<td>103</td>
<td>44/93</td>
<td>154/133</td>
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<tr>
<td>PROPOSED</td>
<td>8545m²</td>
<td>105</td>
<td>44/94</td>
<td>160/135</td>
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<td>+133m²</td>
<td>+2</td>
<td>+6</td>
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<td>ALLOWABLE</td>
<td>9330m²</td>
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PROJECT RECAP | REZONING IMPACT
SOUTH ELEVATION FACING PANDORA AVE

EAST ELEVATION FACING COOK ST
NORTH ELEVATION

WEST ELEVATION FACING FRANKLIN GREEN PARK
REVISED RENDER | VIEW EAST ALONG RESIDENTIAL MEWS TO COOK ST

REVISED RENDER | VIEW NORTH-WEST ALONG PANDORA AVE & COOK ST