

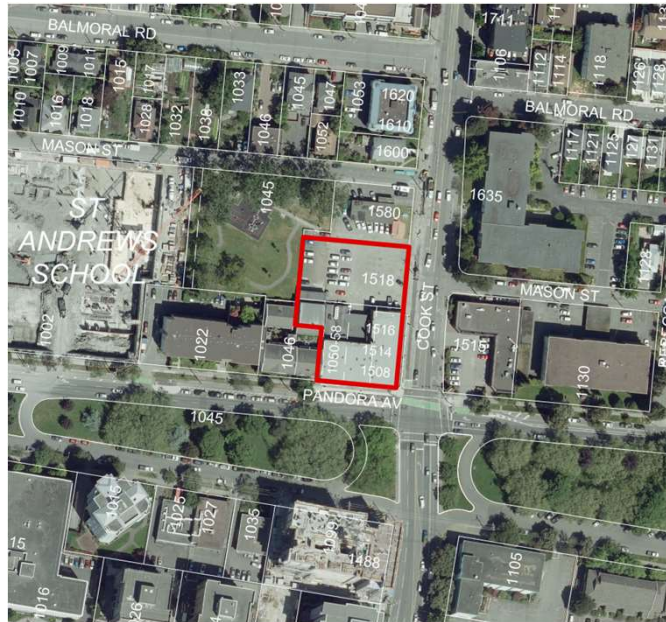
Zoning Bylaw Amendment
Application No. 00695 &
Heritage Alteration Permit
Application No. 00016

for

1050-1058 Pandora Avenue
and 1508-1518 Cook Street
("Wellburn's Site")



1



SITE CONTEXT



2



NORTH-WEST VIEW AT
PANDORA & COOK



3



SOUTH-WEST VIEW ALONG
COOK ST



4



FRANKLIN GREEN PARK



5



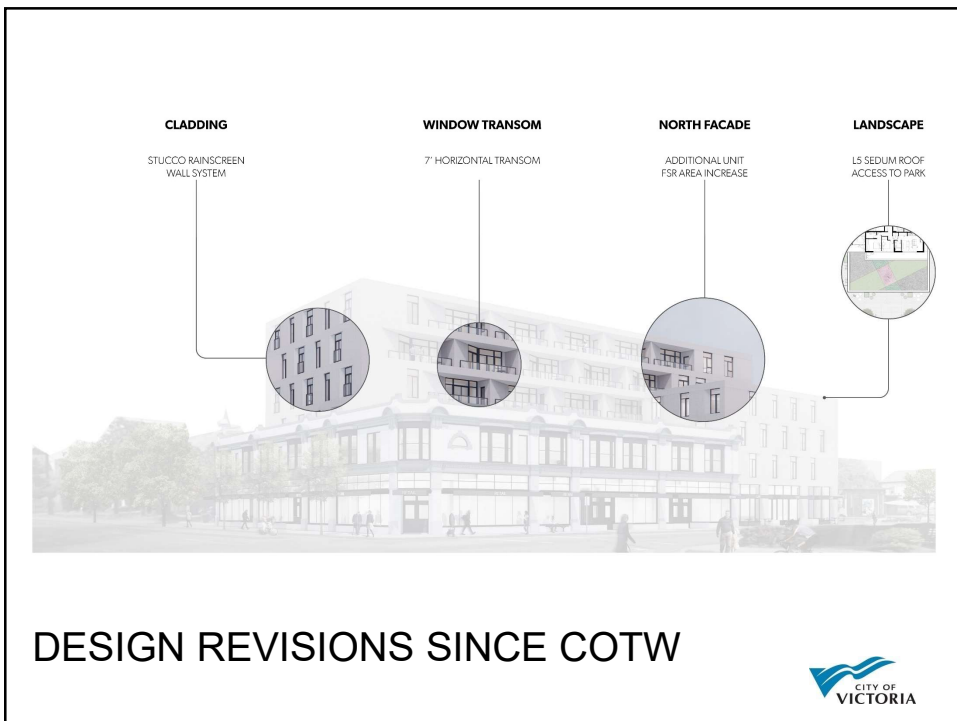
ORIGINAL RENDER PRESENTED TO COTW |
VIEW SOUTH-WEST ALONG COOK ST



6



7



8

CLADDING

STUCCO RAINSCREEN WALL SYSTEM

WINDOW TRANSOM


7" HORIZONTAL TRANSOM

NORTH FACADE


ADDITIONAL UNIT
FSR AREA INCREASE

LANDSCAPE

L5 SEDUM ROOF
ACCESS TO PARK



PROPOSED CLADDING



9



PRECEDENT | STUCCO FACADE



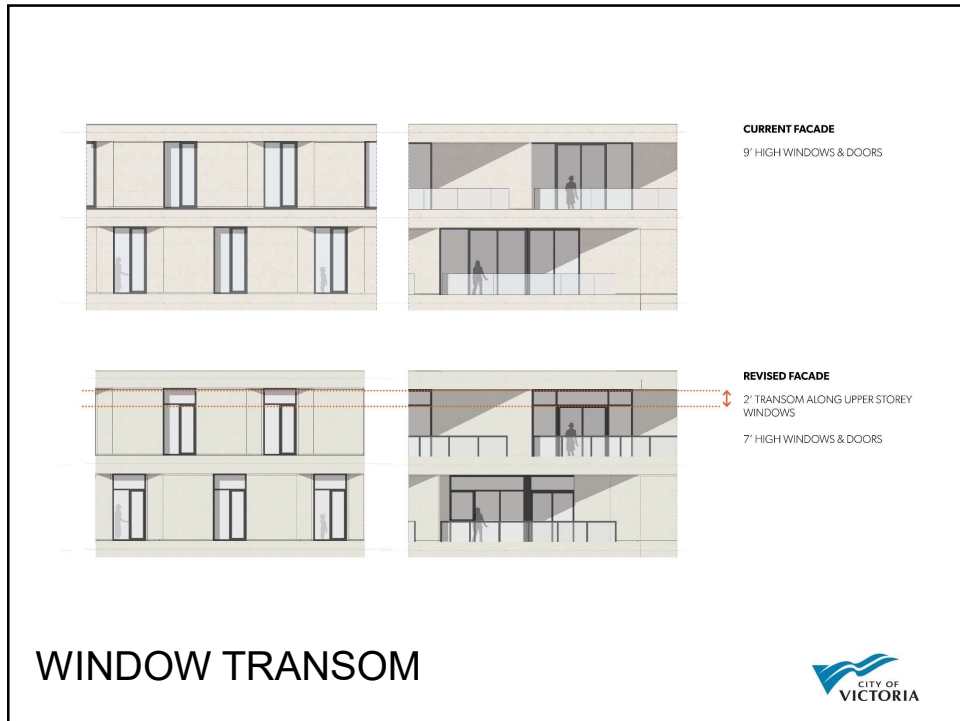
10



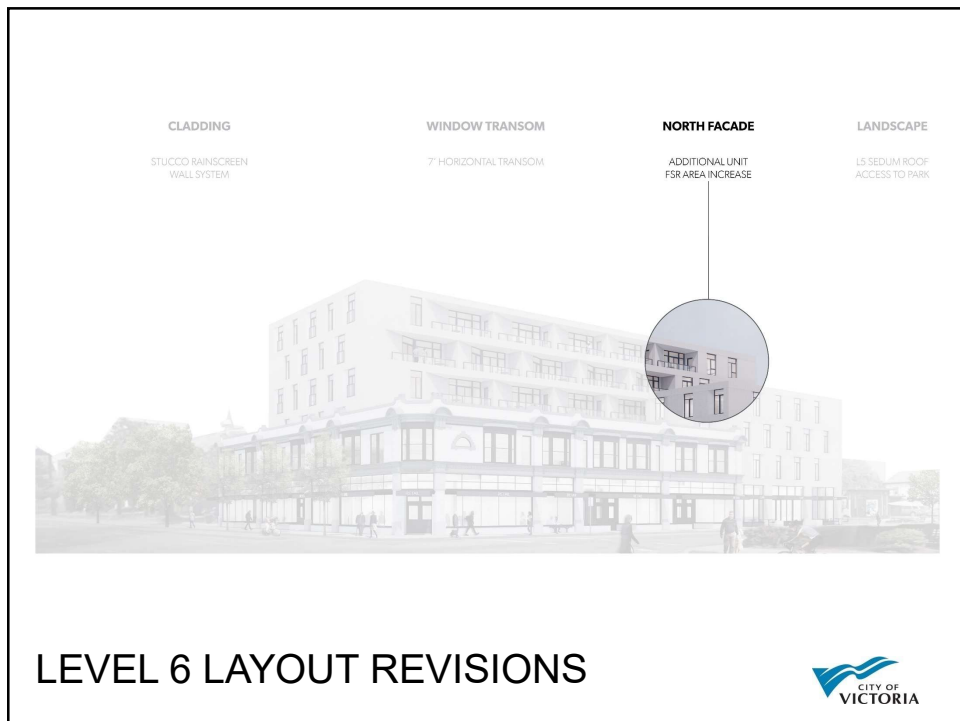
11



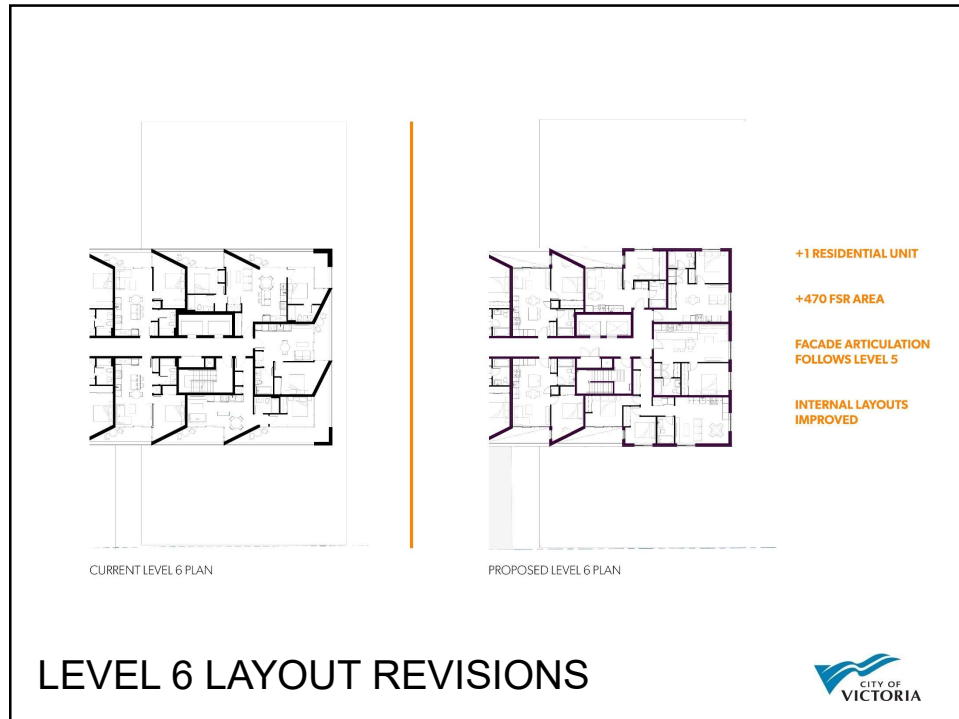
12



13



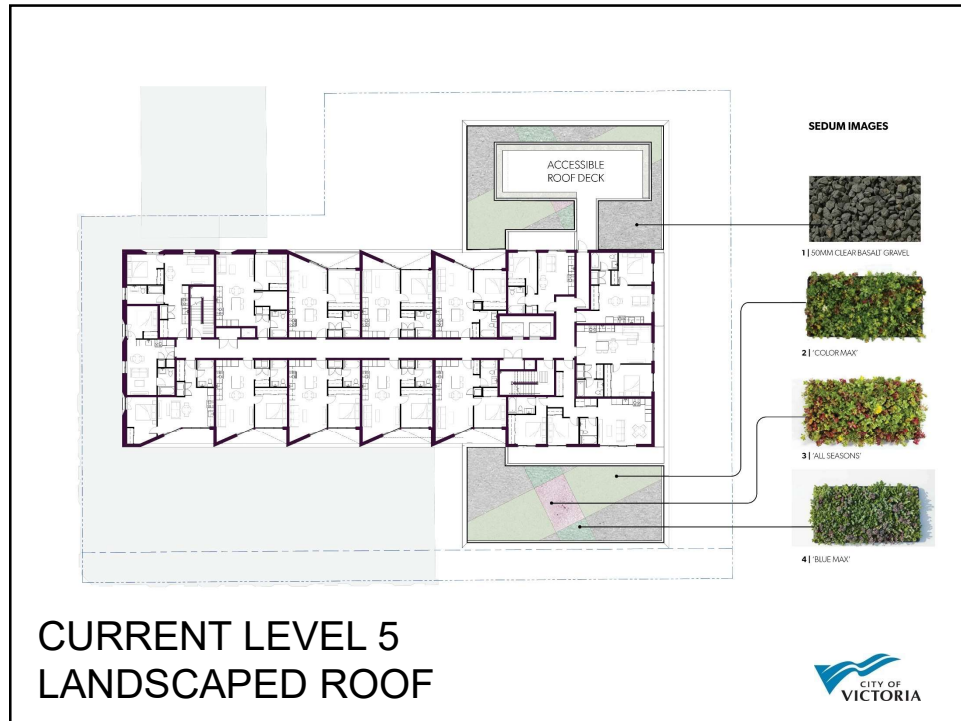
14



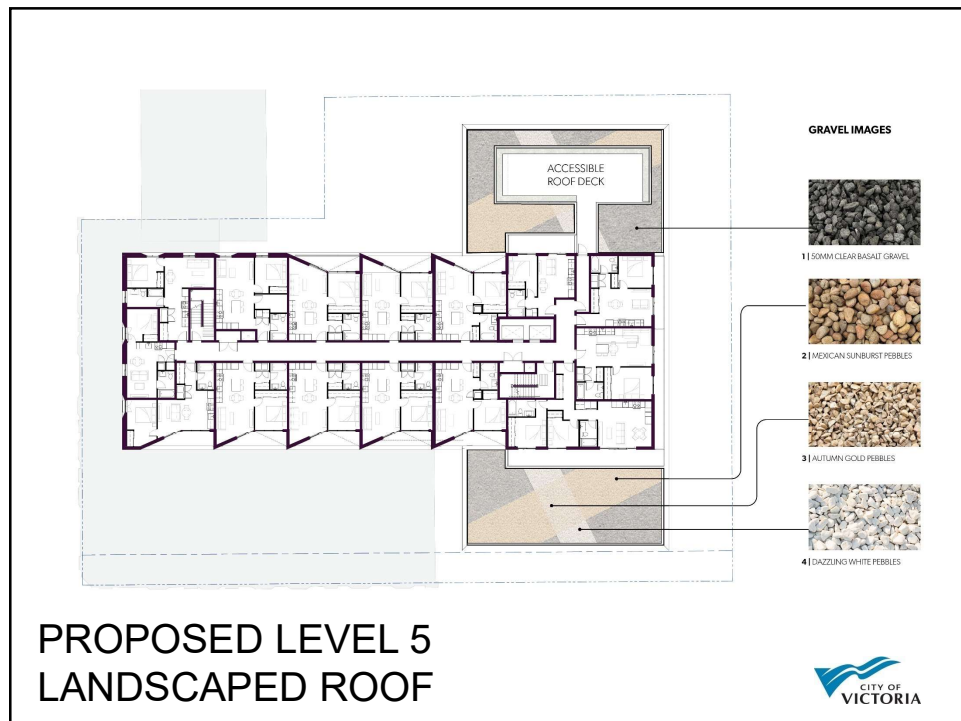
15



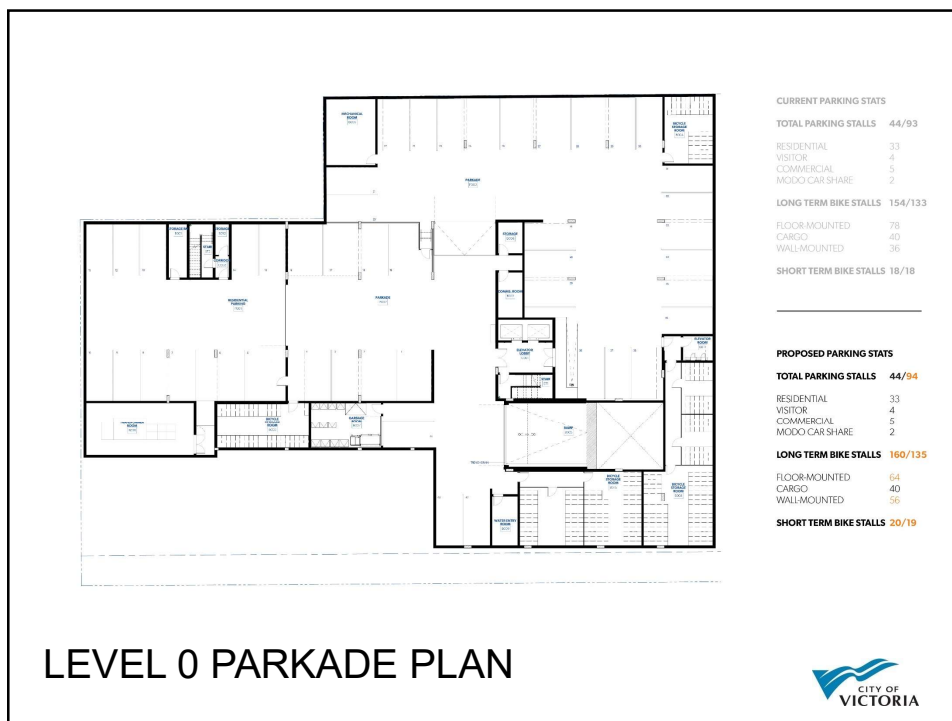
16



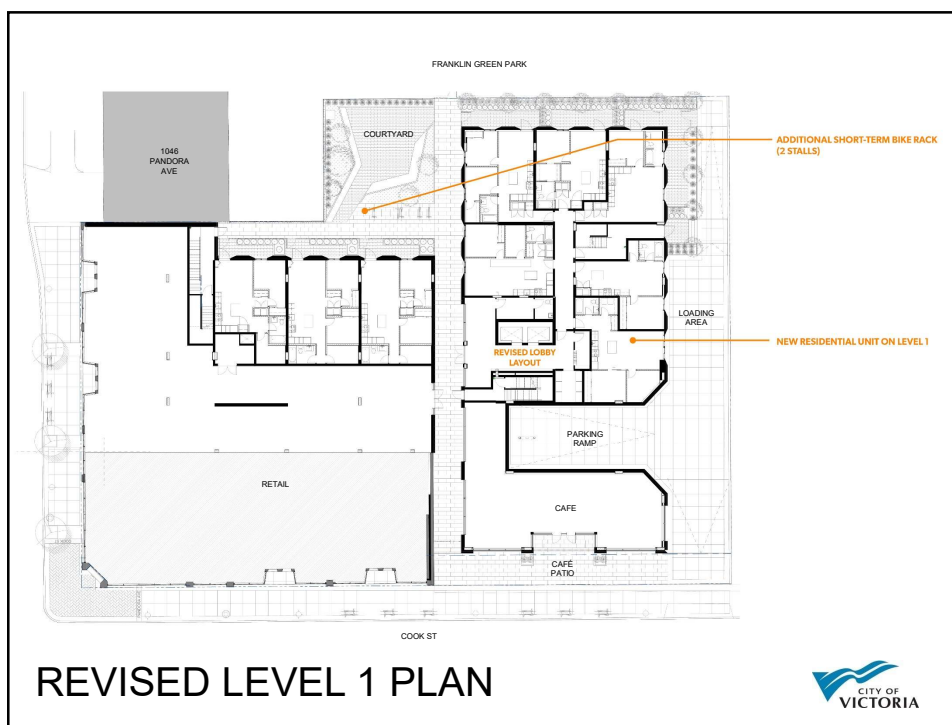
17



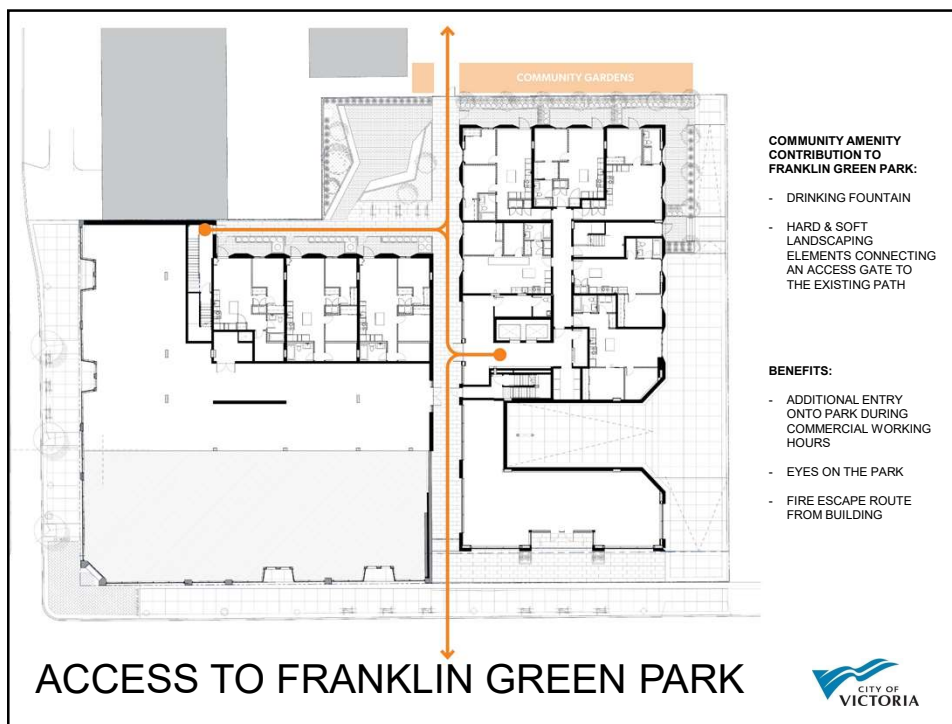
18



19



20



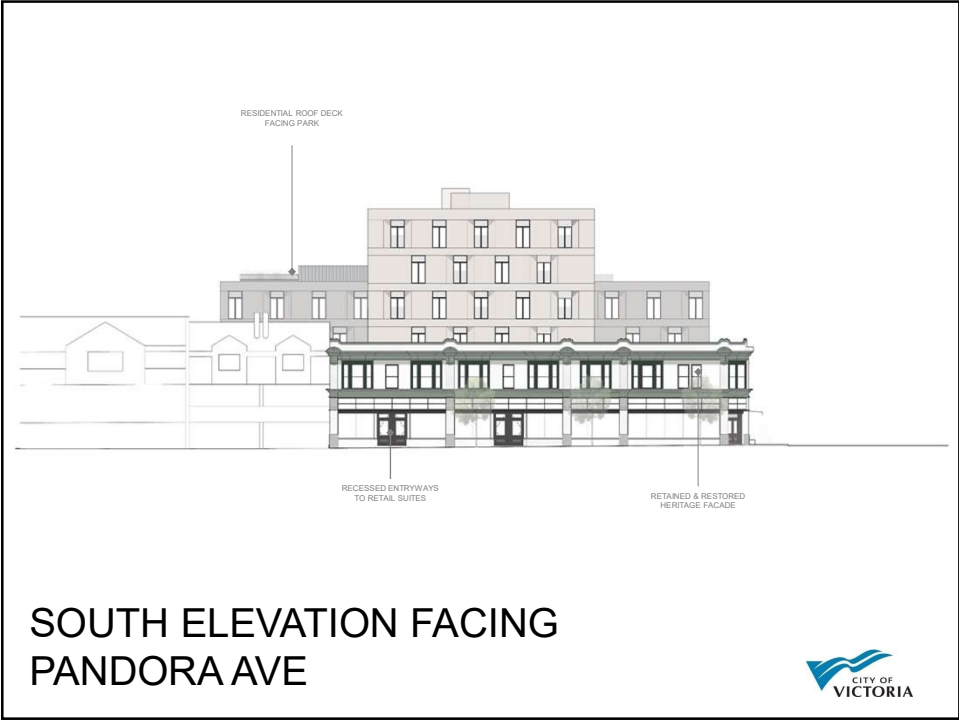
21

	FSR AREA	TOTAL RESIDENTIAL UNITS	TOTAL PARKING STALLS	TOTAL LONG-TERM BIKE STALLS	TOTAL SHORT-TERM BIKE STALLS
CURRENT	8412m2	103	44/93	154/133	18/18
PROPOSED	8545m2	105	44/94	160/135	20/19
	+133m2	+2		+6	+2
ALLOWABLE	9330m2				

PROJECT RECAP | REZONING IMPACT

CITY OF VICTORIA

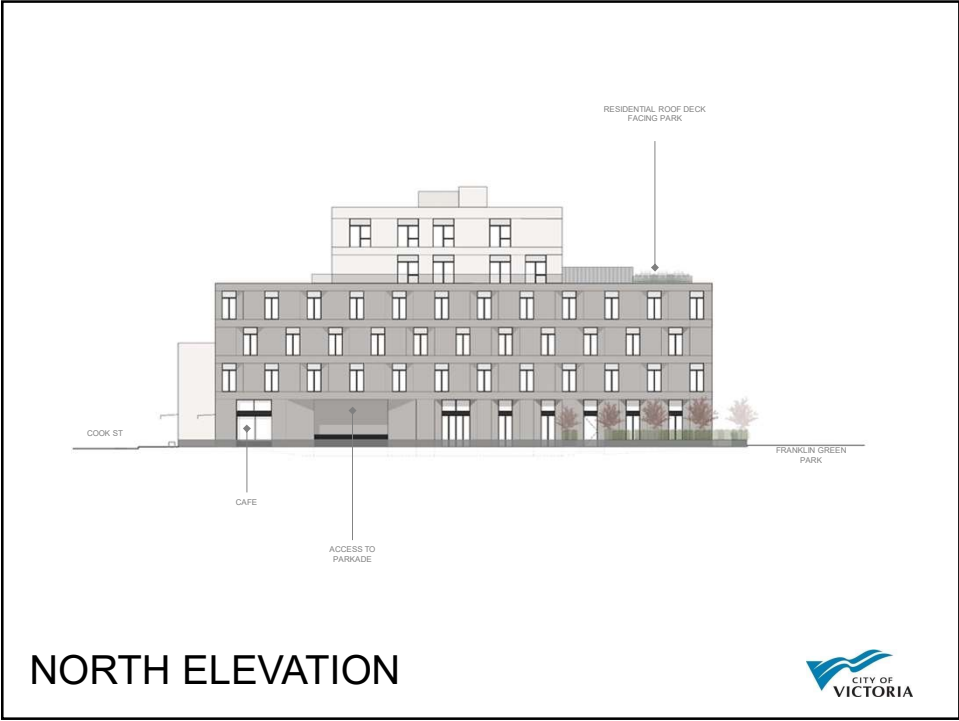
22



23



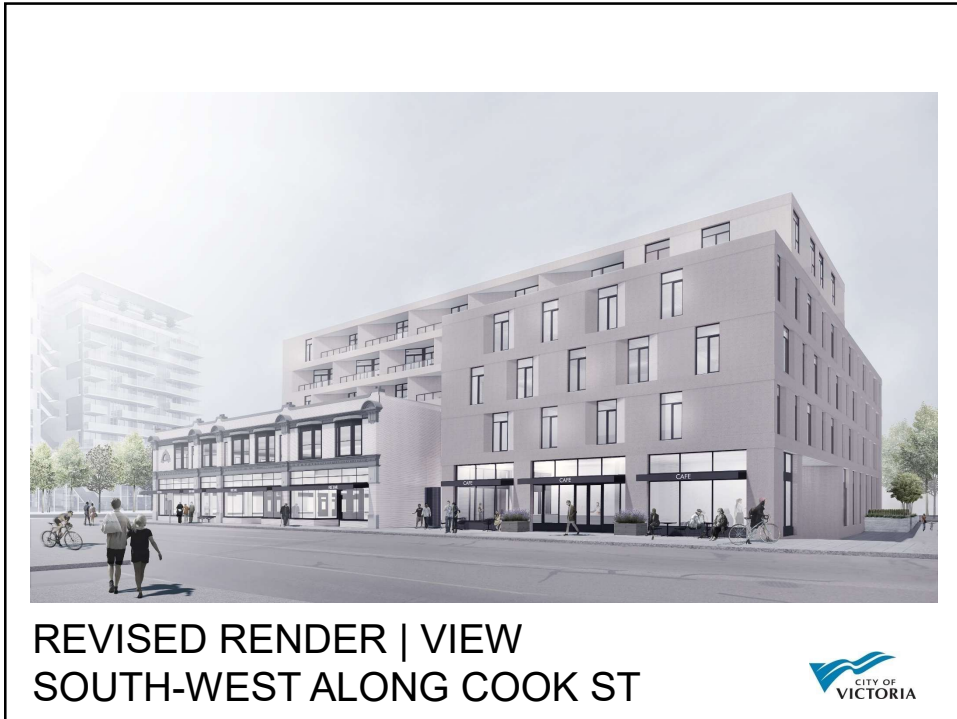
24



25



26



REVISED RENDER | VIEW
SOUTH-WEST ALONG COOK ST

27



REVISED RENDER | VIEW WEST TO
RESIDENTIAL ENTRY MEWS & CAFE

28



REVISED RENDER | VIEW EAST ALONG
RESIDENTIAL MEWS TO COOK ST



29



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



30