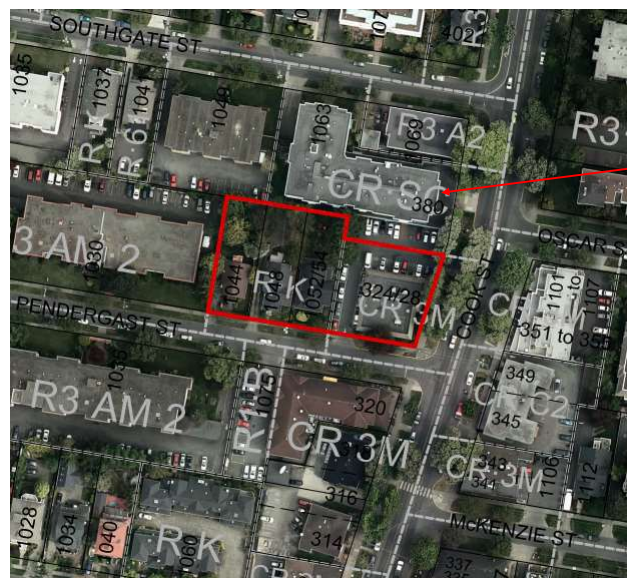


Update on Rezoning & Development Permit Applications for 324/328 Cook Street & 1044, 1048, 1052/1054 Pendergast Street



1

Aerial Map



Cook Street
Village Activity
Centre



2

Council Direction

- That Council rescind its decision with regard to third reading of Zoning Regulation Bylaw, Amendment Bylaw (No. 1233) No. 20-081 and direct staff to work with the applicant to try to address affordability in the project and report back to the Committee of the Whole.



3

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
- An offer to sell a commercial strata unit in the adjacent building at 380 Cook Street, which could accommodate an expanded Cook Street Village Activity Centre, at a discount of 20.4% from fair market value

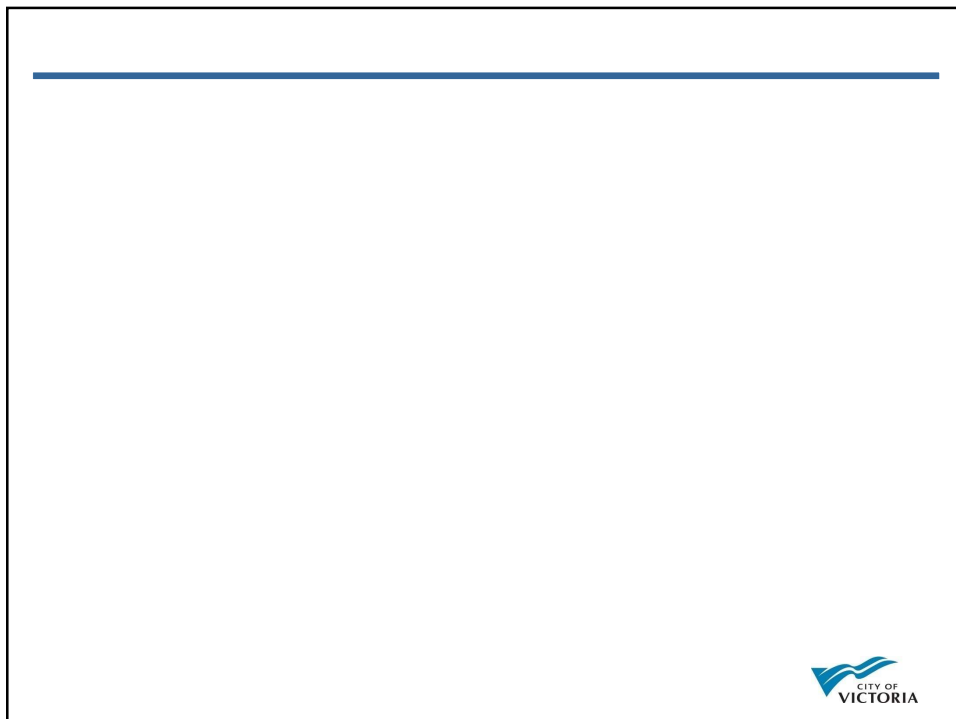


4

Rendering



5



6

Subject Site



324/328 Cook Street



7

Subject Site

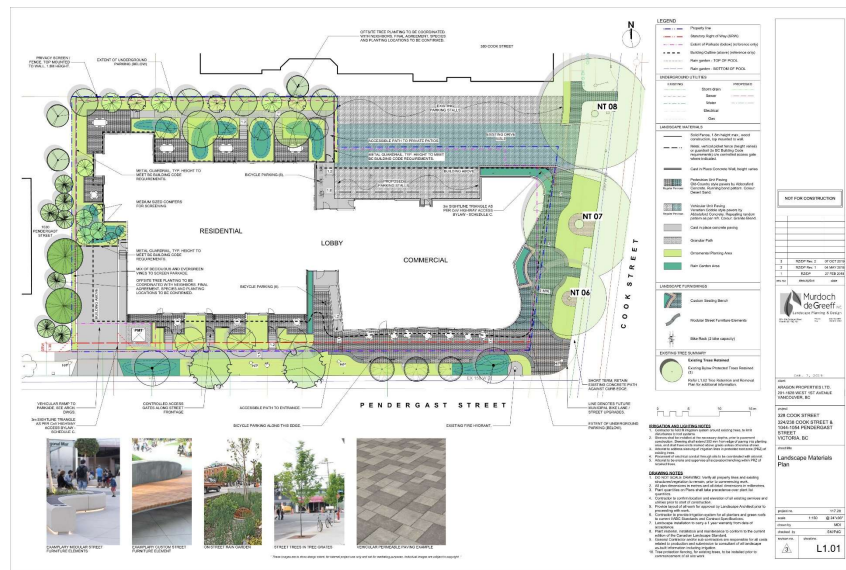


1044, 1048, 1052/1054 Pendergast Street



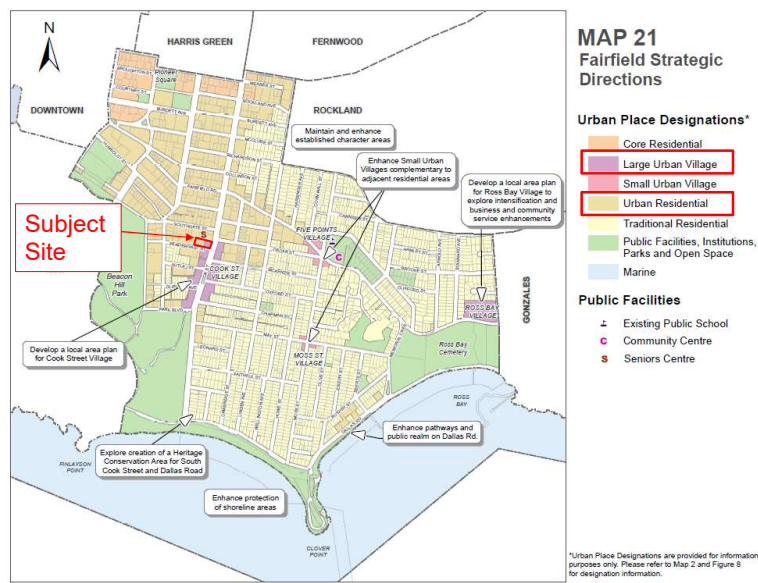
8

Site/Landscape Plan



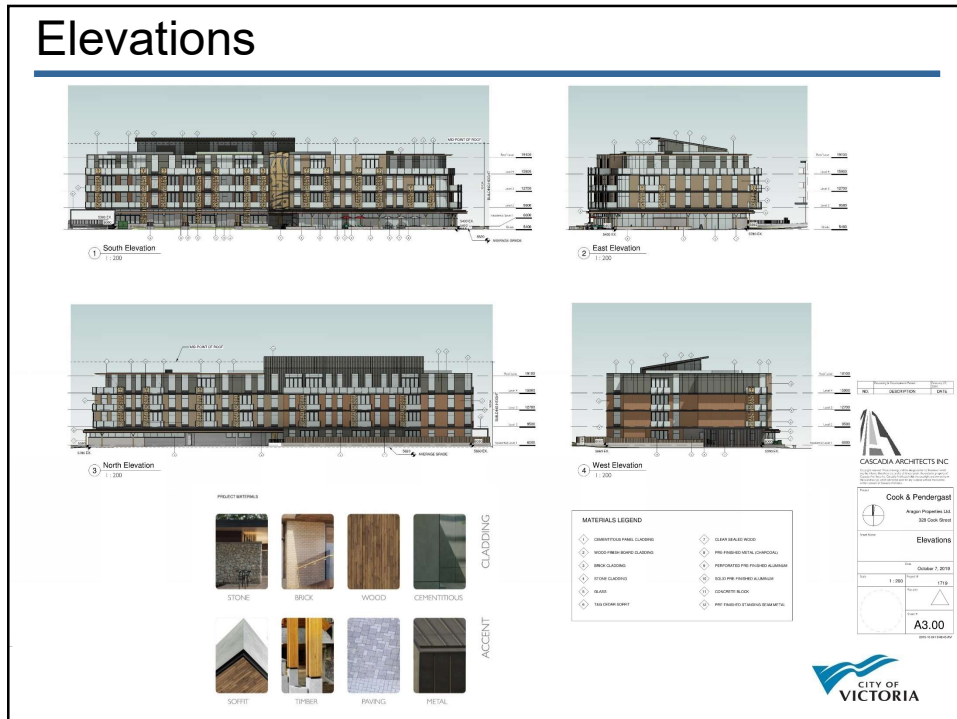
9

Urban Place Designation



10

Elevations



11

Context Rendering



12

Context Rendering



13

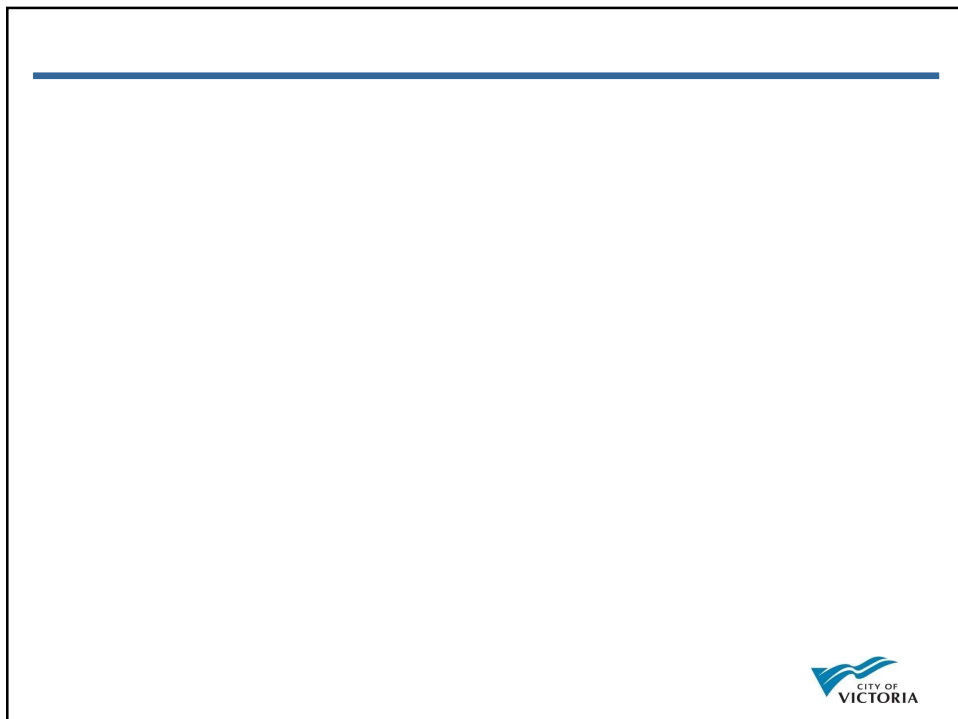
Renderings



14



15



16

Renderings



17

Renderings



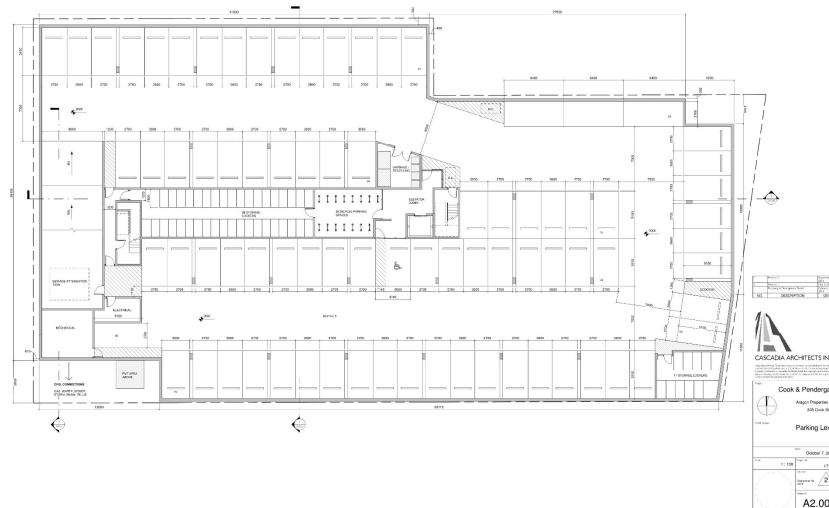
18

Renderings



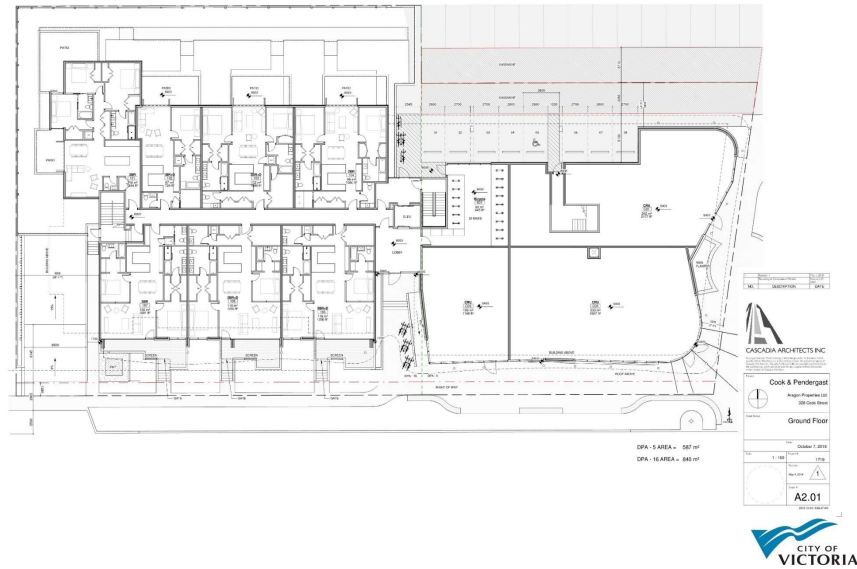
19

Parking Level



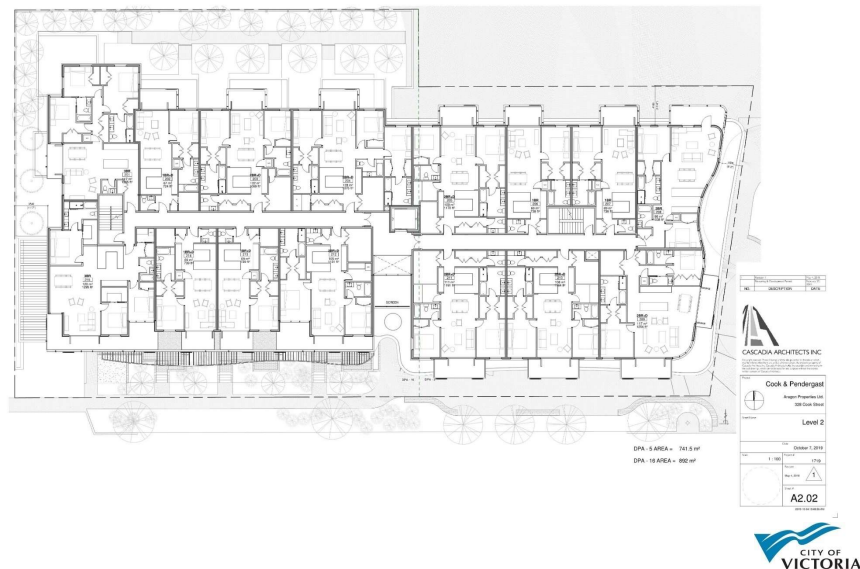
20

Ground floor



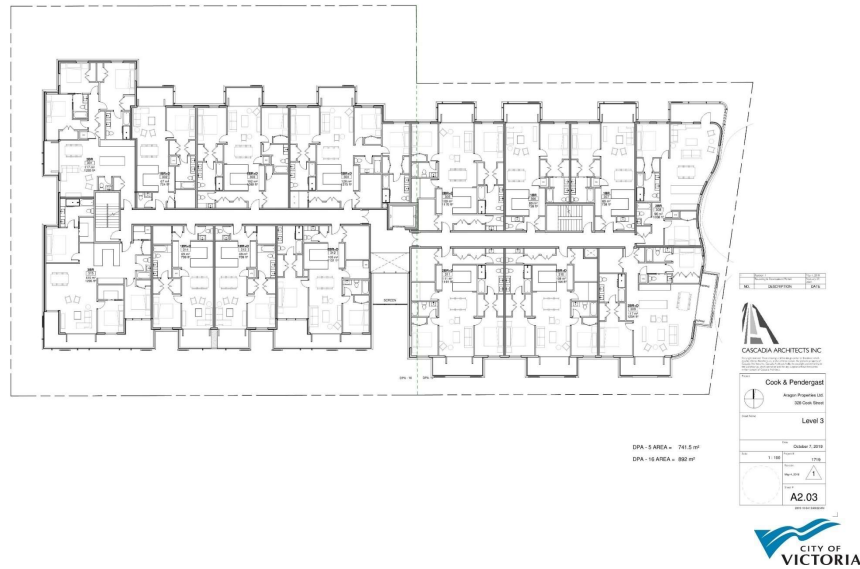
21

Second floor



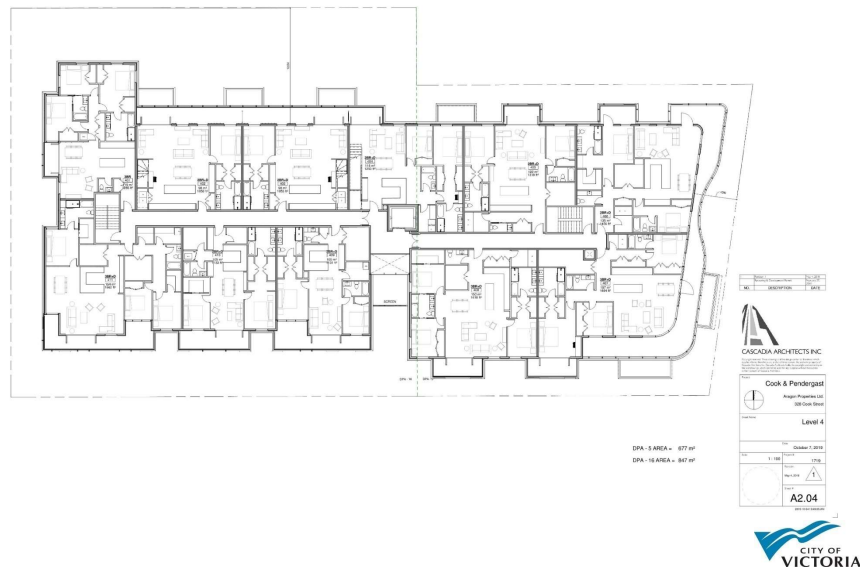
22

Third floor



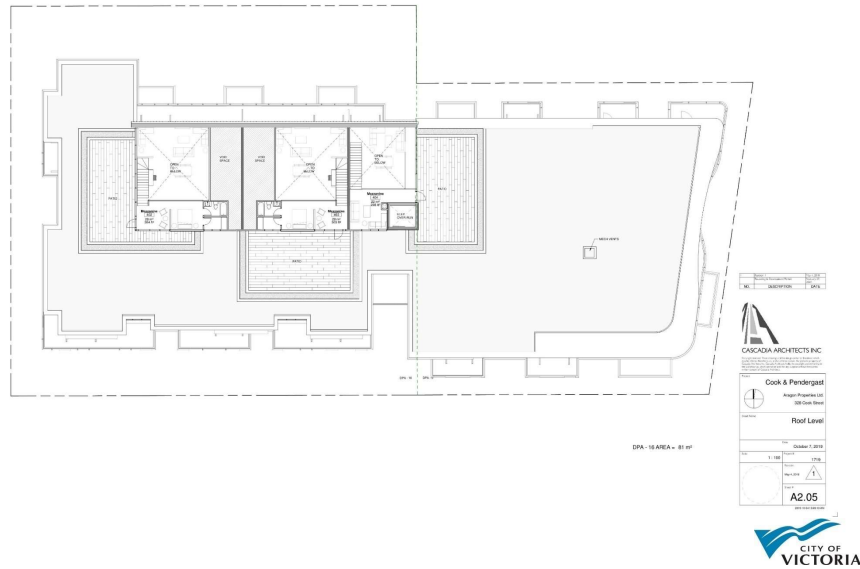
23

Fourth floor



24

Mezzanine



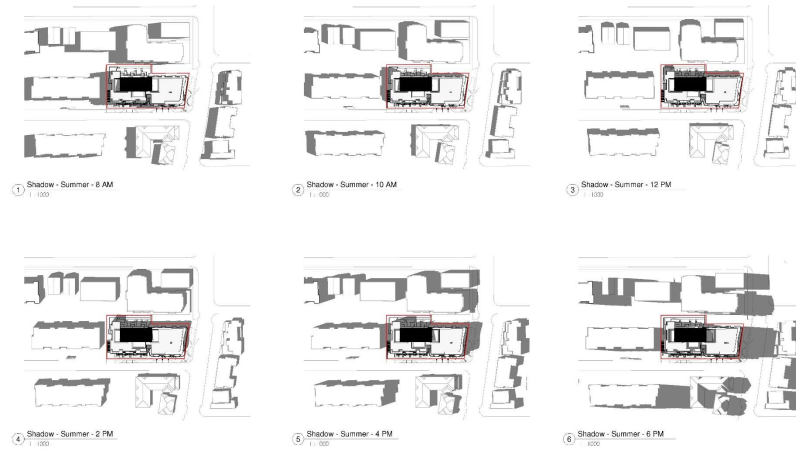
25

Shadow Study



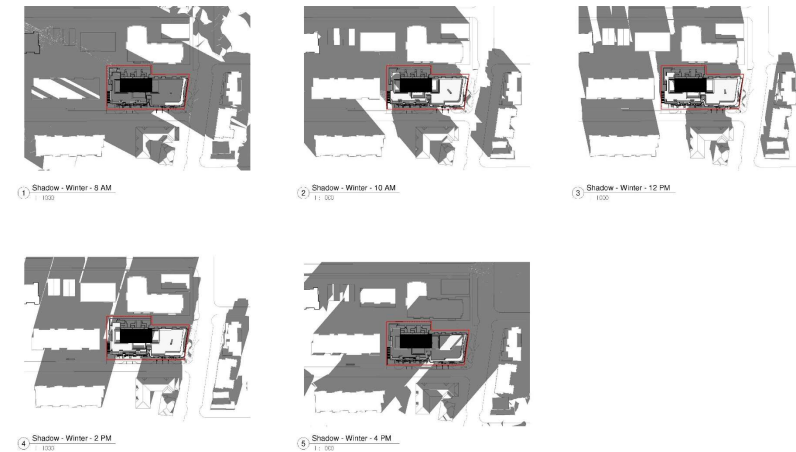
26

Shadow Study



27

Shadow Study



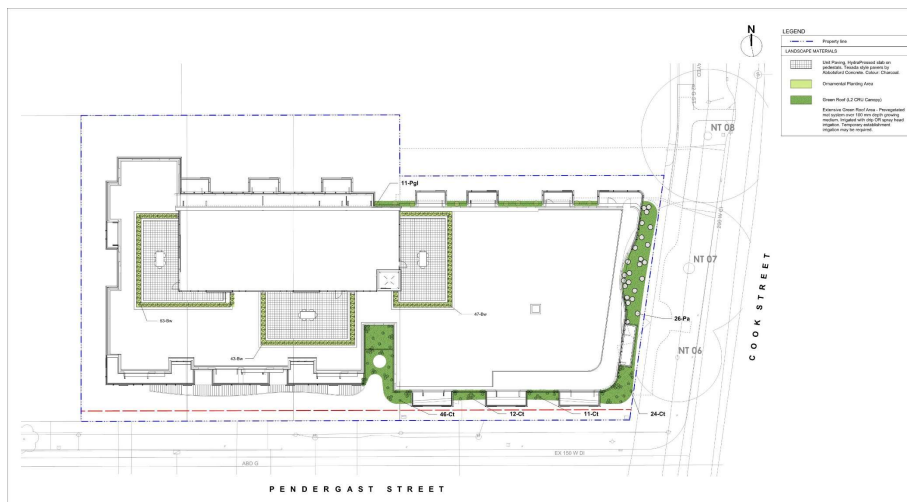
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Context



29

Landscape Plan - Roof



30