

1

# Development Permit with Variances Application for 1150 Cook Street



1

Aerial

2



2

## Perspective Aerial View

3



3

## Context Images

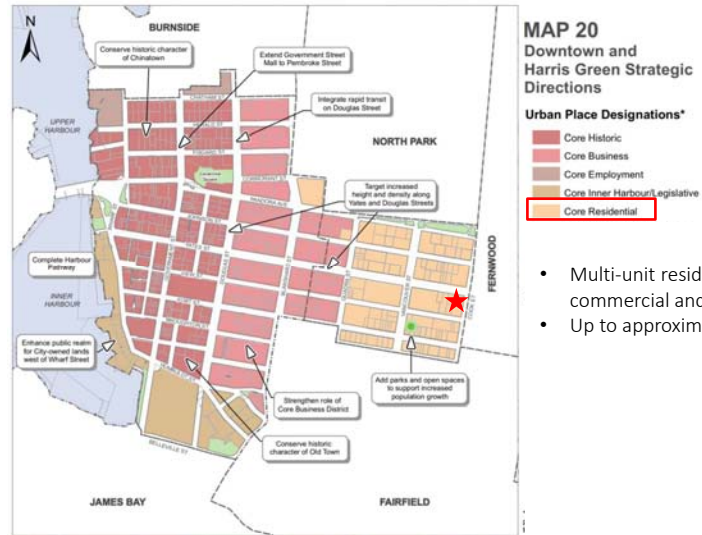
4



4

## Official Community Plan (OCP) Strategic Directions

5



- Multi-unit residential, commercial and mixed-use
- Up to approximately 20 storeys



5

## Downtown Core Area Plan (DCAP)

6



- Encourage multi-use residential development appropriate to the context
- Up to 45m in height
- Up to a maximum 5.5:1 FSR



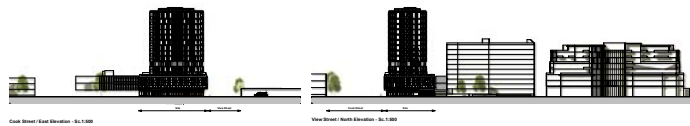
6

## Streetscapes

7

Cook Street

View Street

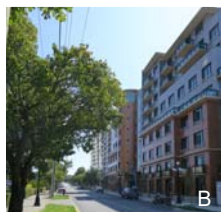
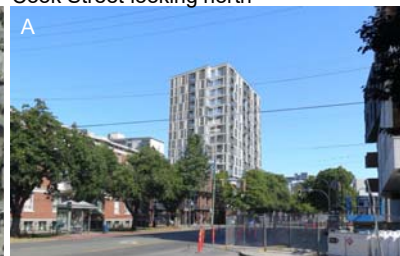


7

## Street View Renderings

8

Cook Street looking north



View Street  
looking east



Cook Street  
looking south



View Street  
looking west

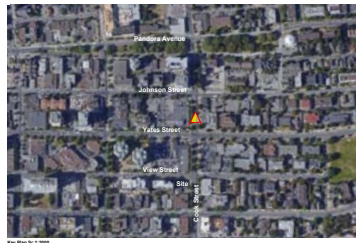


8



## Olympic Mountain View Study

9



May Plan 30.7.2008



Cook & Yalla Street Looking South - Proposed tower



Cook & Yalla Street Looking South - Proposed tower & 1.5 m above 100



Cook & Yalla Street Looking South - Proposed tower & 1.5 m above 100



9

## Olympic Mountain View Study

10



May Plan 30.7.2008



Cook Street & Pandora Avenue Looking South - Proposed tower



Cook Street & Pandora Avenue Looking South - Proposed tower & 1.5 m above 100



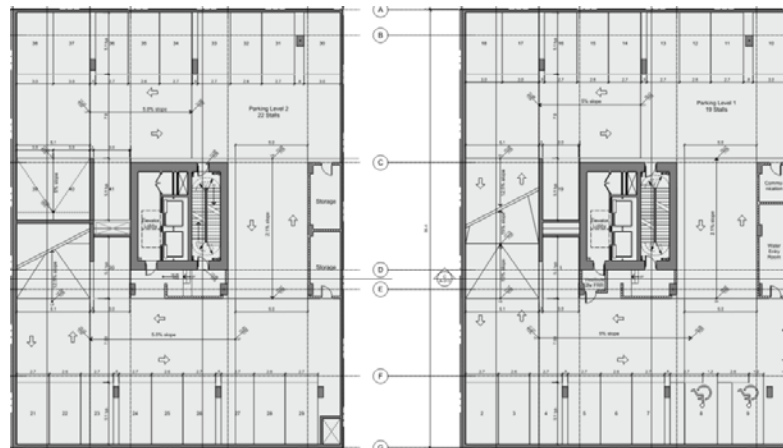
Cook Street & Pandora Avenue Looking South - Proposed tower & 1.5 m above 100



10

## Underground Parking

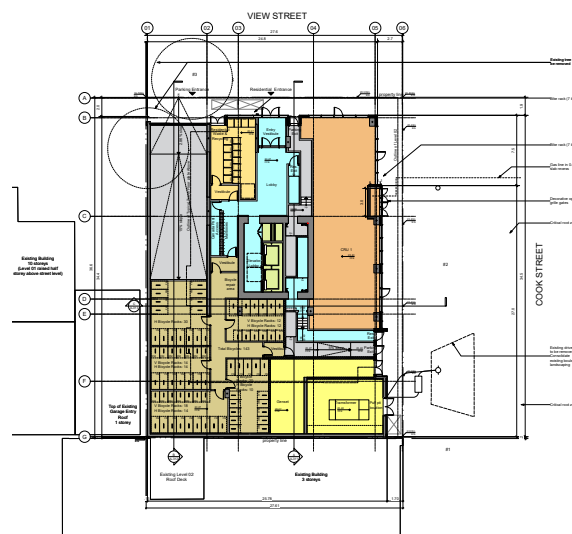
11



11

## Proposed Site/ Main Floor Plan

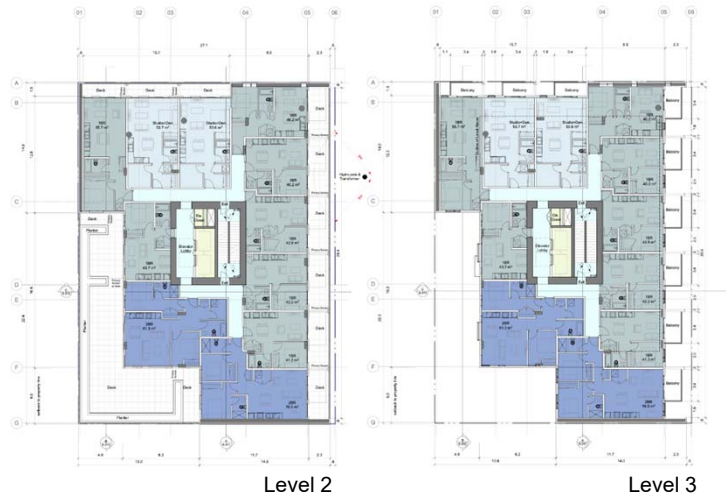
12



12

## Level 2 – 3 Floor Plan

13



Level 2

Level 3



13

## Level 4

14



Level 4



14

## Typical Floor (Level 5-15)

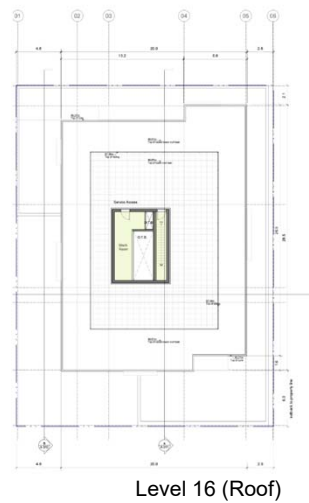
15



15

## Level 16 - Roof Plan

16

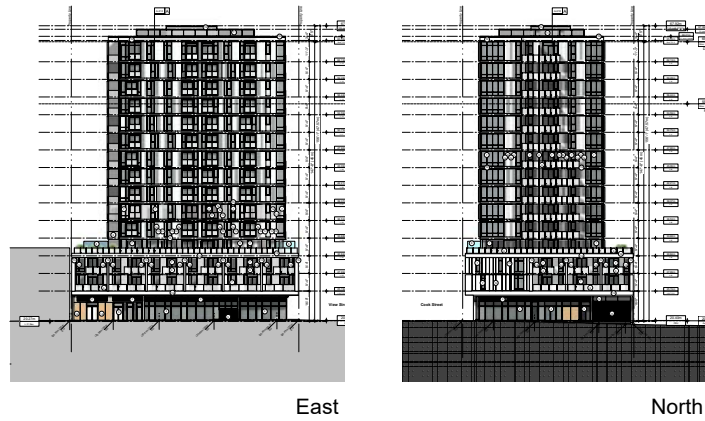


16



## East & North Elevation

17



17

## South & West Elevation

18



18

## Podium Elevations

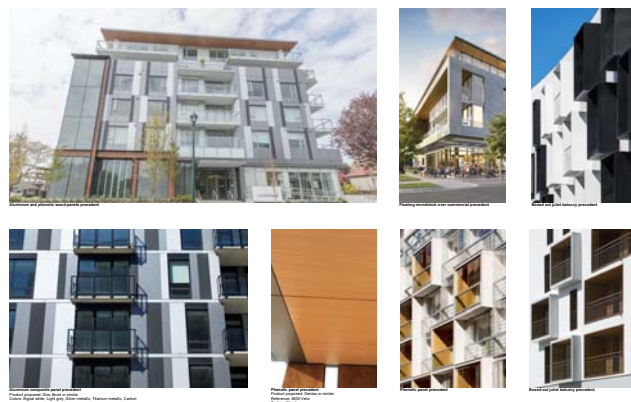
19



19

## Precedent Images - Materials

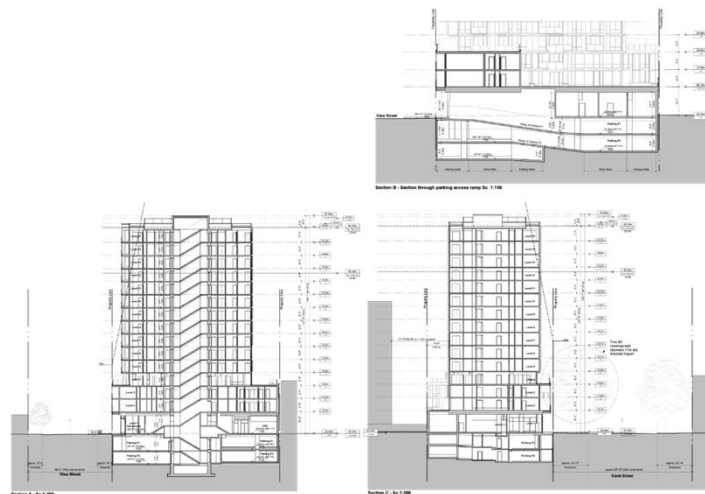
20



20

## Sections

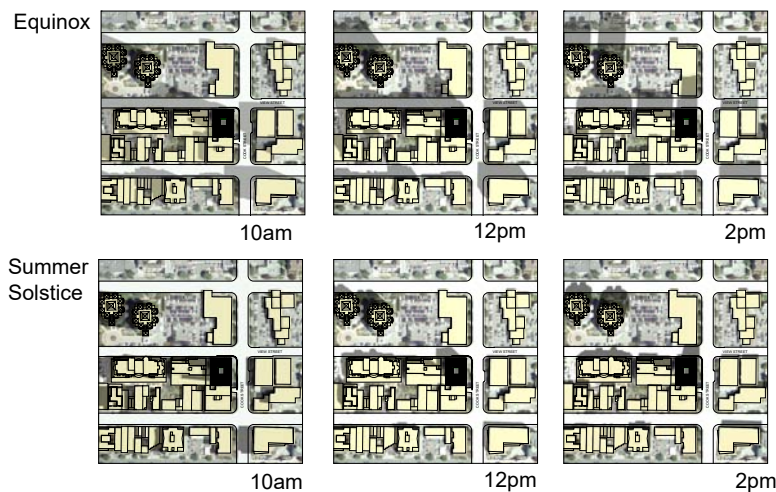
21



21

## Shadow Analysis

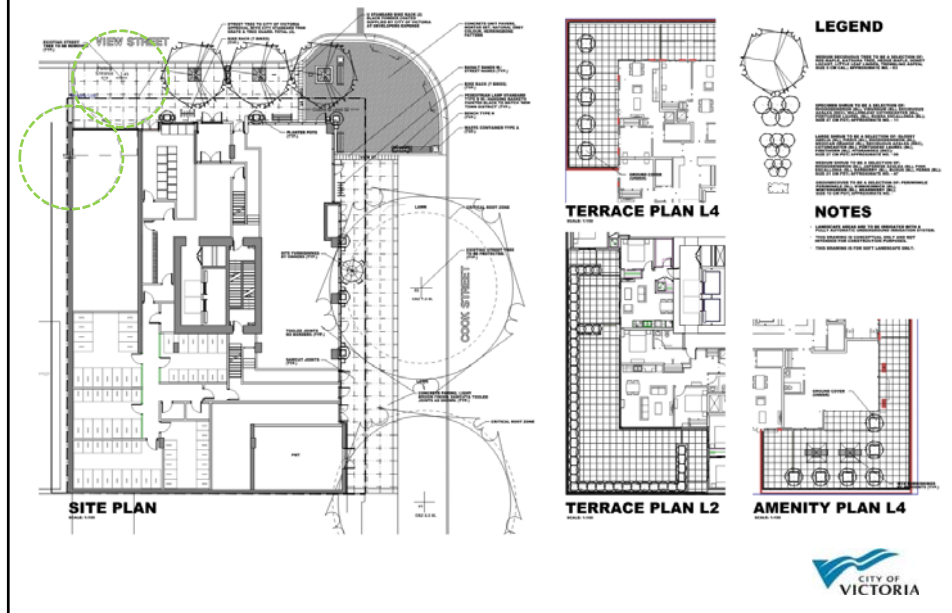
22



22

## Landscape Plan

23



23

## Artistic Renderings

24



24

Artistic Rendering

25



25