



**New location - 1105 Caledonia**  
Existing business

**Cook Street – view north**



**Cook Street - view south**



**1105 Caledonia Avenue**

**Caledonia**



**Rear yard**



**1105 Caledonia**  
**Adjacent residential property on Caledonia**



**Neighbourhood context**

**Caledonia**

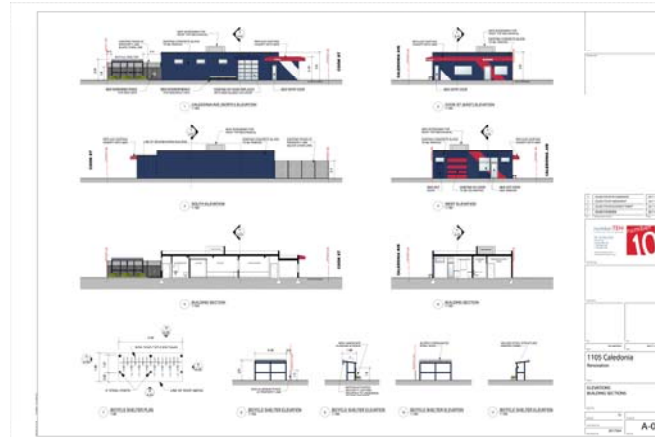


**Cook Street**





## Proposal – Elevations



## Proposal – Streetscape



## Requested variances

- Number of vehicle parking stalls reduced from 11 to 3
- One vehicle parking stall to be located in side yard
- Reduce the width of a landscape strip and setback required for side yard parking from 2.4 m to 0.55m

## Cook Street Frequent Transit

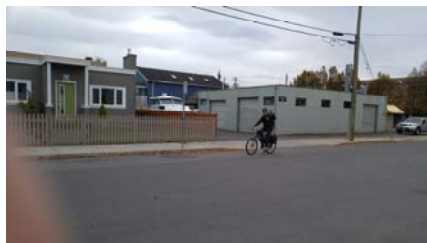


**Cook and Caledonia**  
**Pedestrian activity along Cook Street**



**Cook and Caledonia**  
**Cycling opportunities**

**Caledonia**



**Cook Street**

