

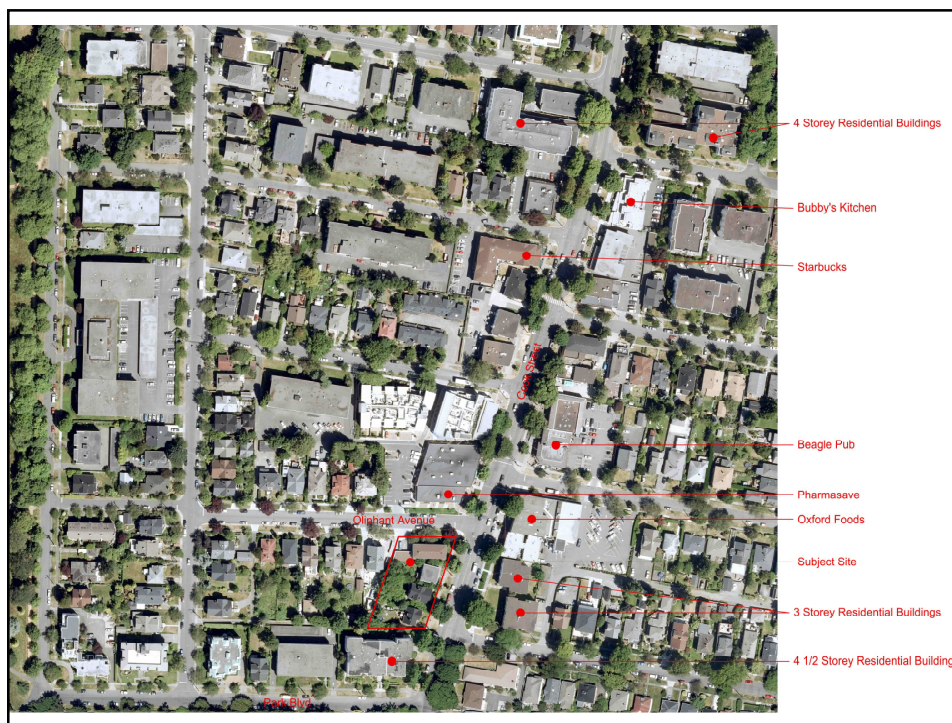


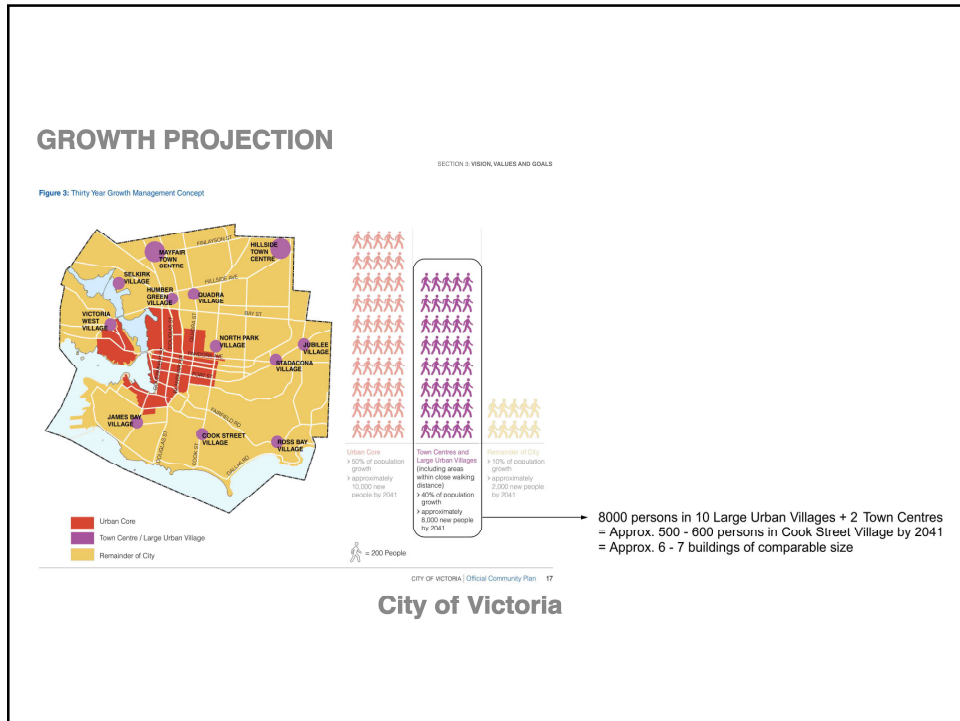




COOK STREET / PARK BOULEVARD

CONTEXT





LARGE URBAN VILLAGES

APPENDIX A: DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS

Map 39: DPA 5: Large Urban Villages



Subject Property

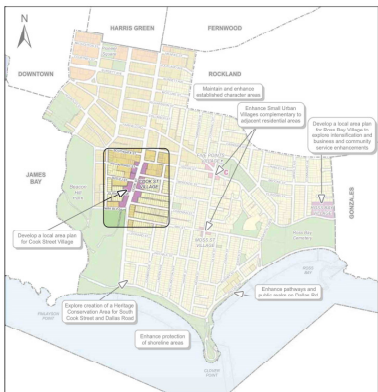


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Cook Street Village

HEIGHT & DENSITY

SECTION 21: NEIGHBOURHOOD DIRECTIONS



MAP 21
Fairfield
Strategic Directions

Urban Place Designations*

Green Residential

Large Urban Village

Small Urban Village

Urban Residential

Traditional Residential

Public Facilities, Institutions, Parks and Open Space

Main Road

Public Facilities

Existing Public School

Community Centre

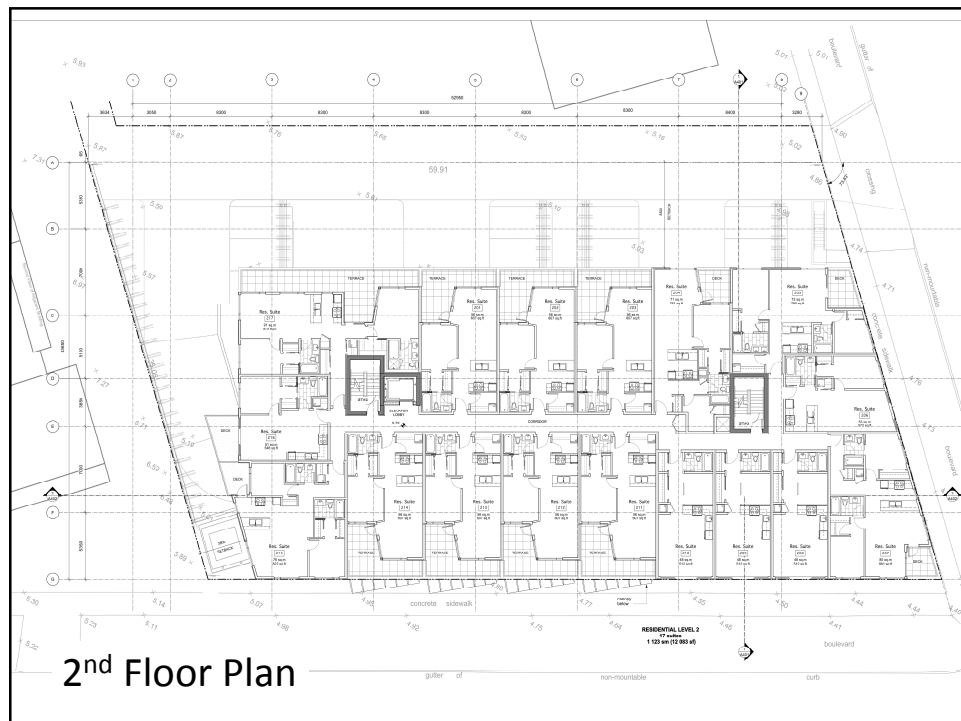
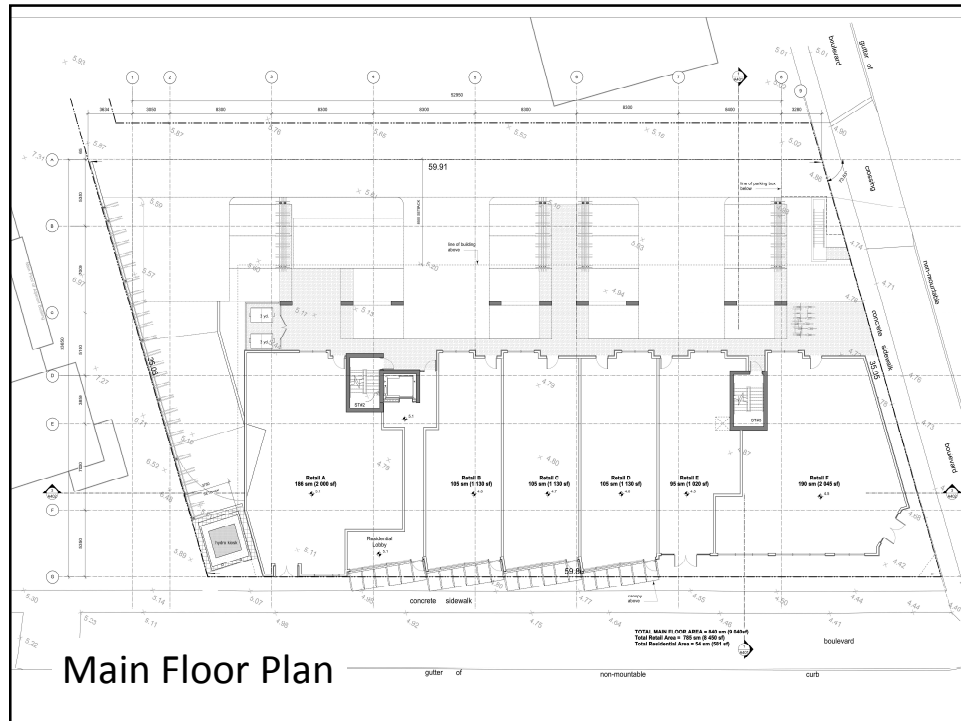
*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 1 for designations.

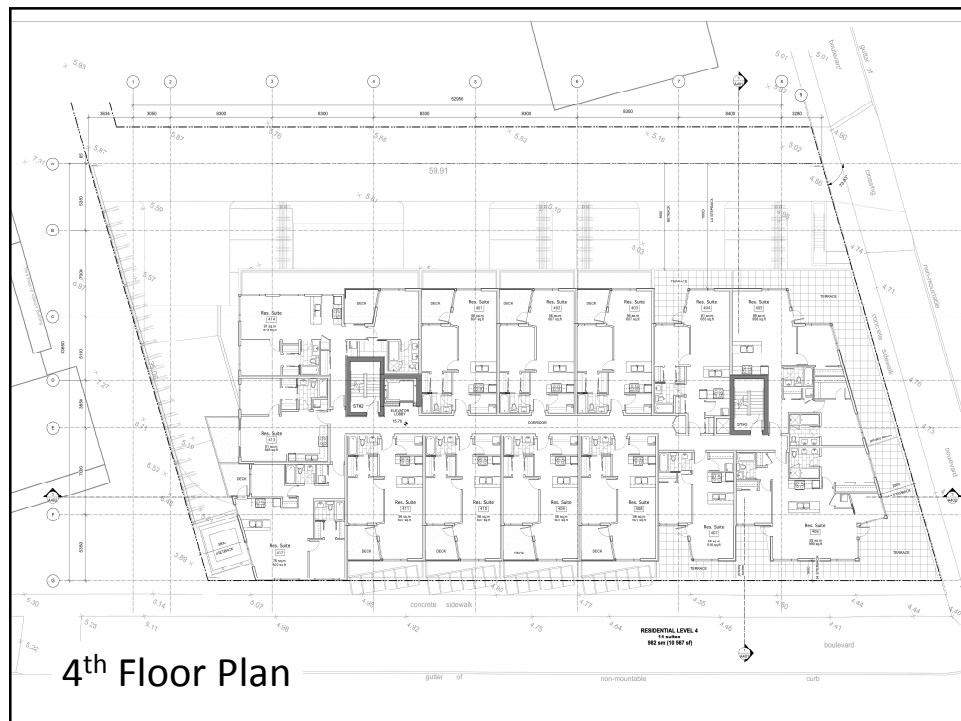
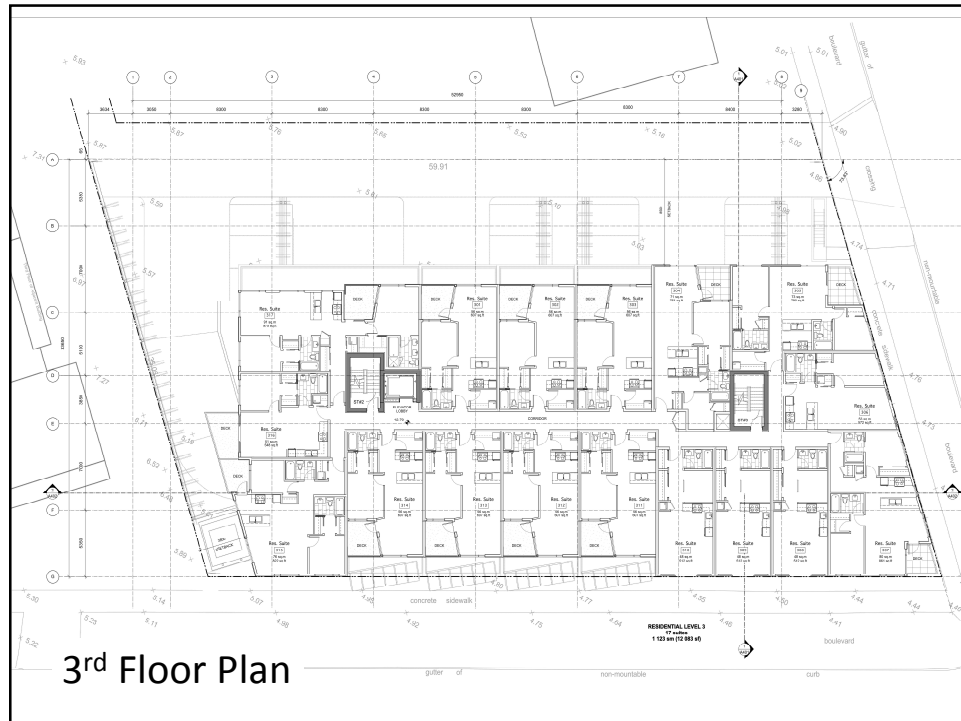
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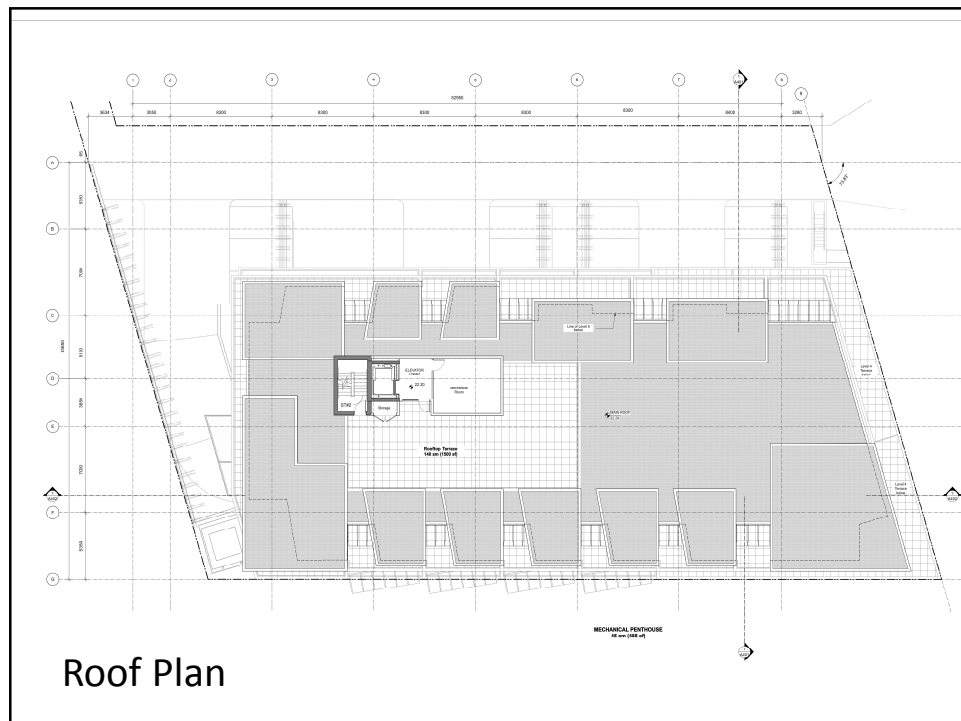
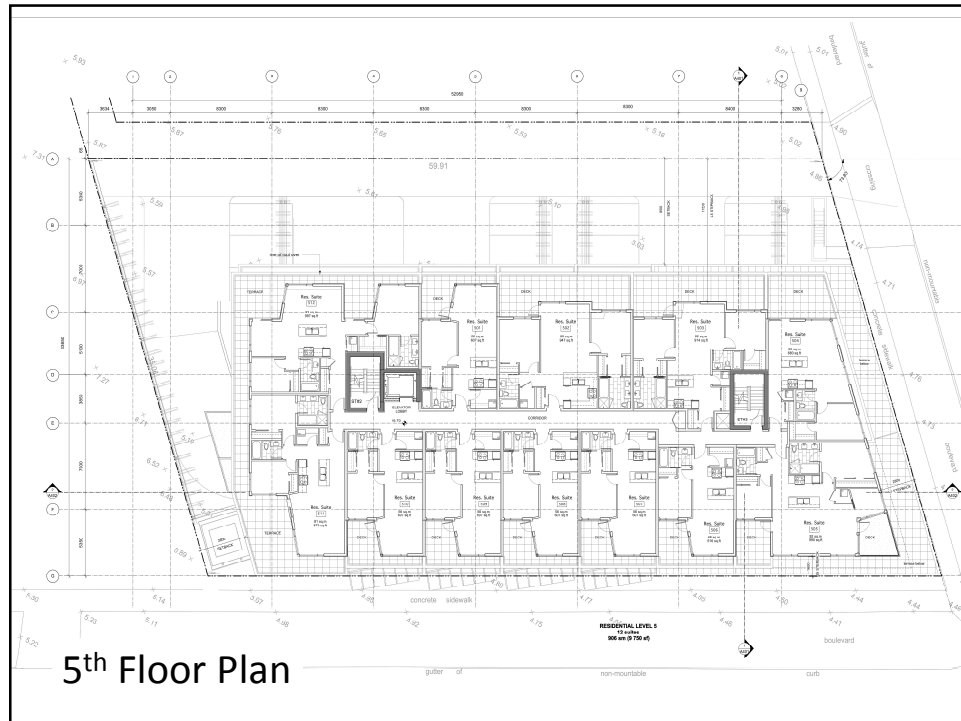
Fairfield Community

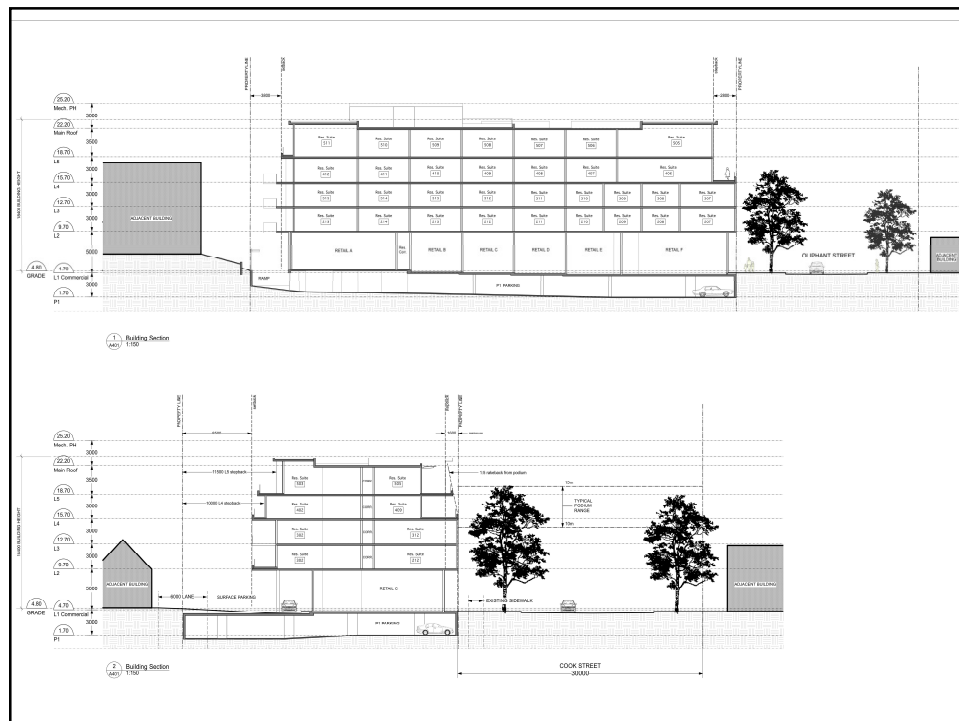
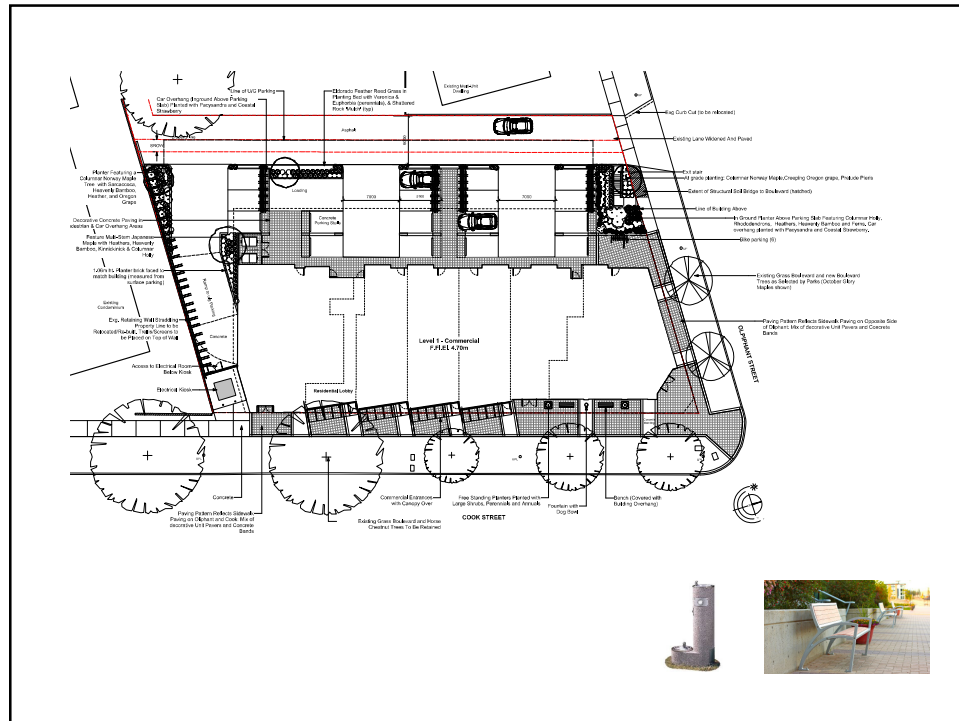
Large Urban Village	Low-rise and mid-rise multi-unit buildings up to approximately six storeys including row-houses and apartments, freestanding commercial and mixed-use buildings.	Ground-oriented commercial and community services reinforce the sidewalk. One to three storey building facades define the street wall. Regularly spaced boulevard and street tree planting, wide sidewalks. Off-street parking underground, at the rear or otherwise screened. Central public green space or square.
	Low to mid-rise multi-unit residential and mixed-use. Commercial, including visitor accommodation. Livelock. Home occupations.	Total floor space ratios generally up to 1.5:1. Increased density up to a total of approximately 2.5:1 may be considered in strategic locations for the advancement of plan objectives.

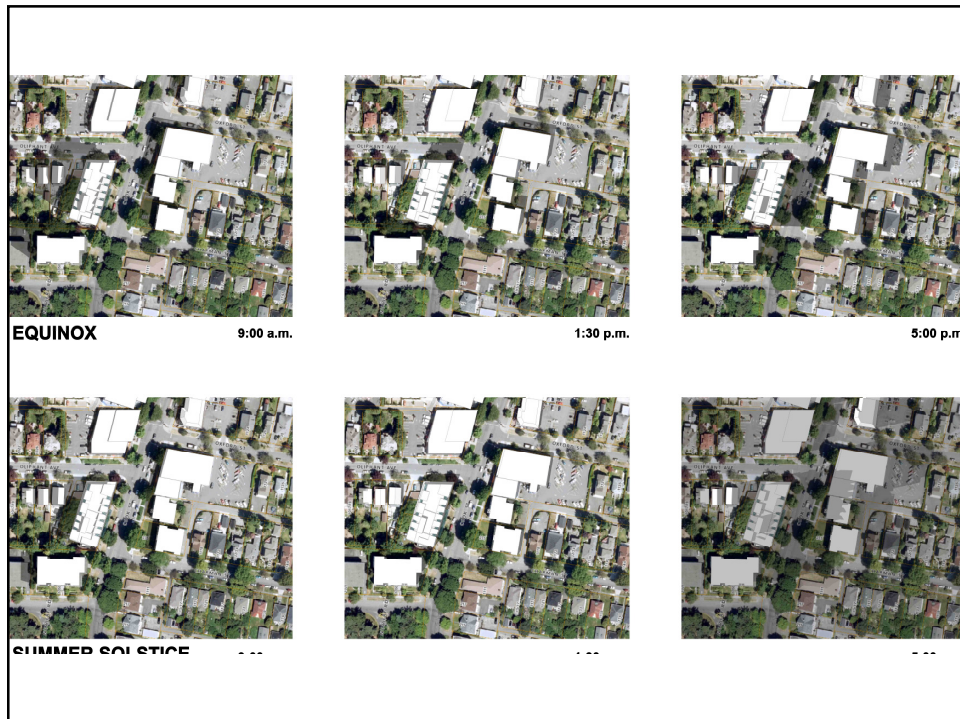
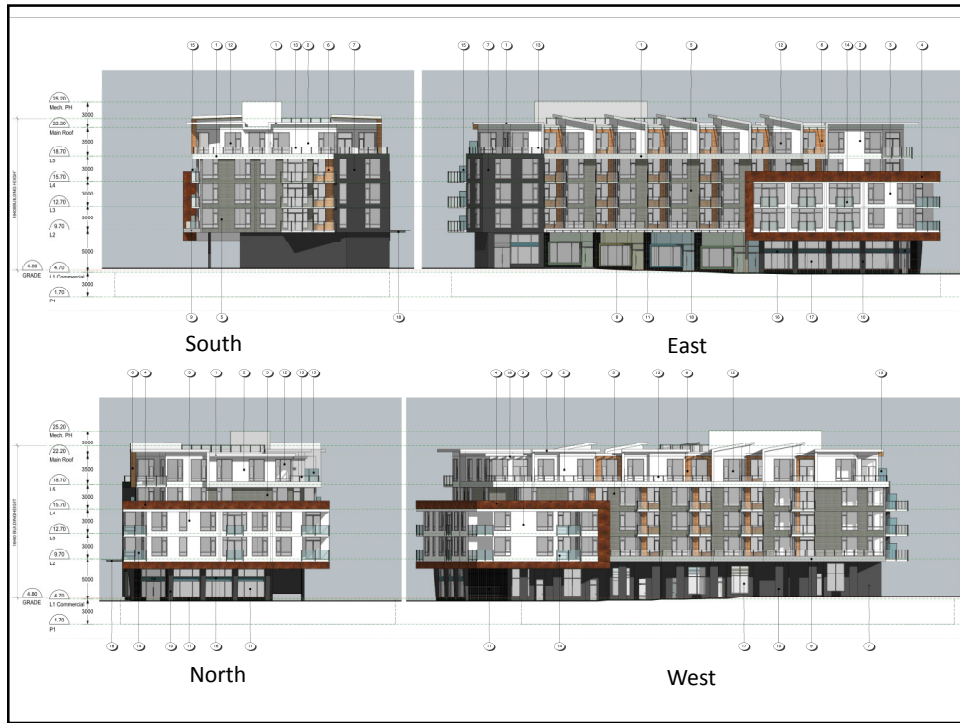














View along Cook Street looking south / EXISTING

Visualizations



View along Cook Street looking south / PROPOSED

Visualizations



View along Oliphant Avenue / EXISTING

Visualizations



View along Oliphant Avenue / PROPOSED

Visualizations



View along Cook Street looking north / EXISTING

Visualizations



View along Cook Street looking north / PROPOSED

Visualizations

