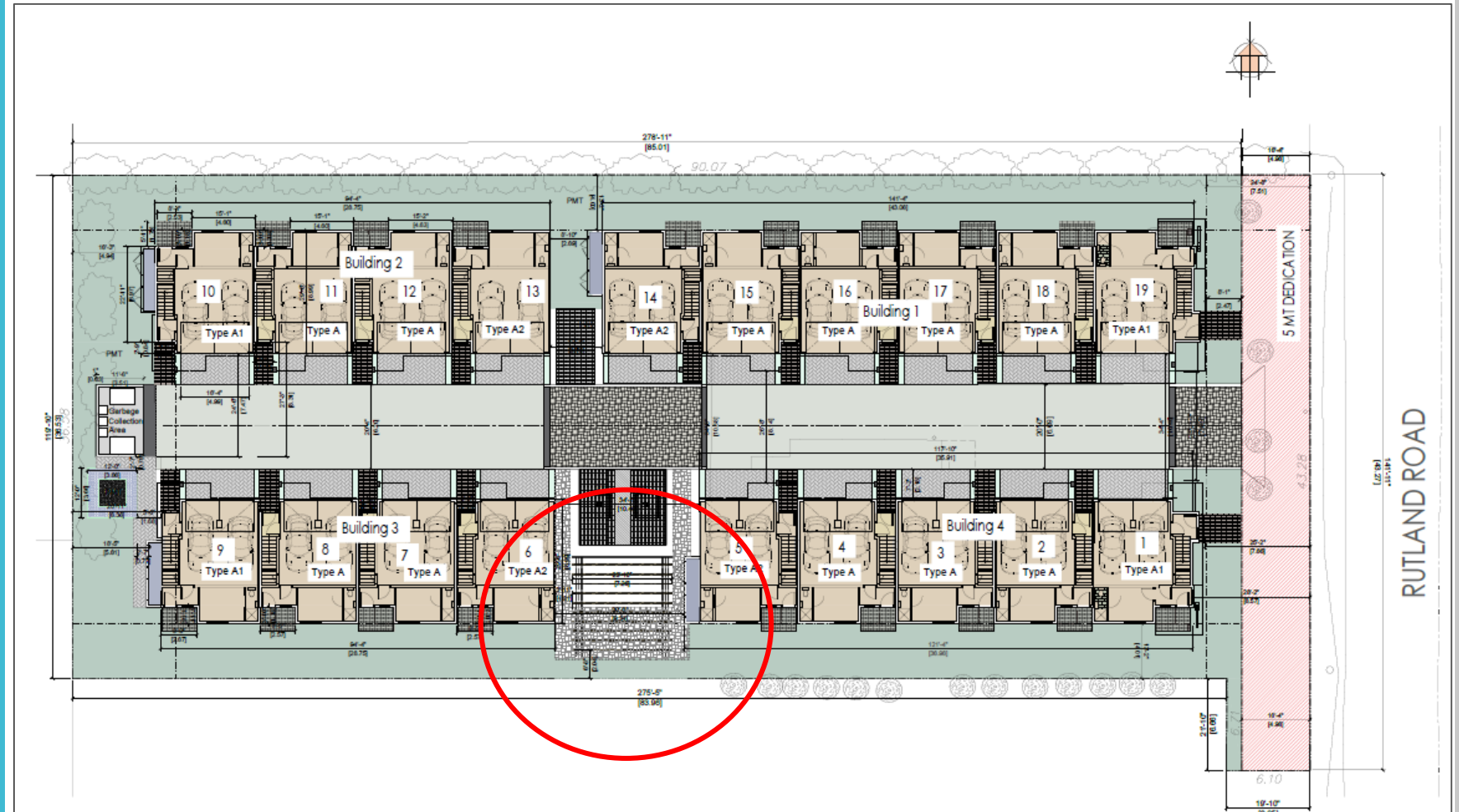


# DP & DVP for 1354 Rutland Road



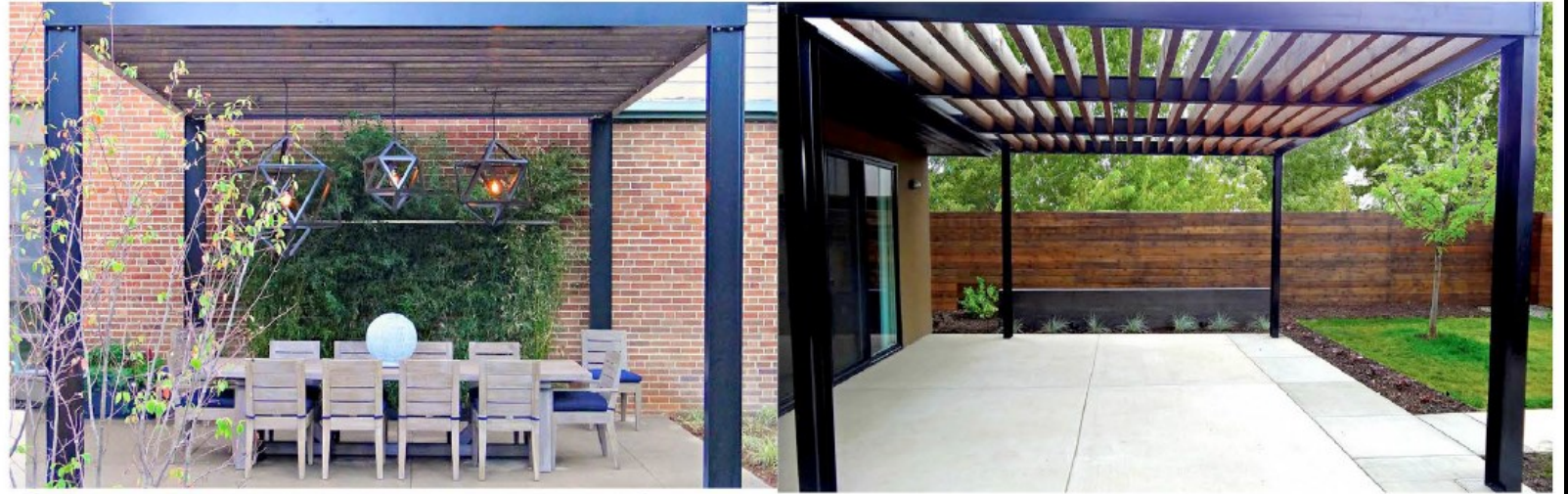
# First Variance:

seeking side yard setback reduction for south property line to accommodate trellis for amenity space.





# Proposed Trellis structure



2

EXAMPLES OF ARBOURS FOR OUTDOOR AMENITY  
Scale: Actual Size



Smokebush tree

Persian Ironwood tree (Parotia Persica)

Acer Rubrum

Liquidambar (Sweetgum)

Yew Hedge

3

THE TREE PALETTE



Oregon Grapes

Daylily

Echinacea Rosita

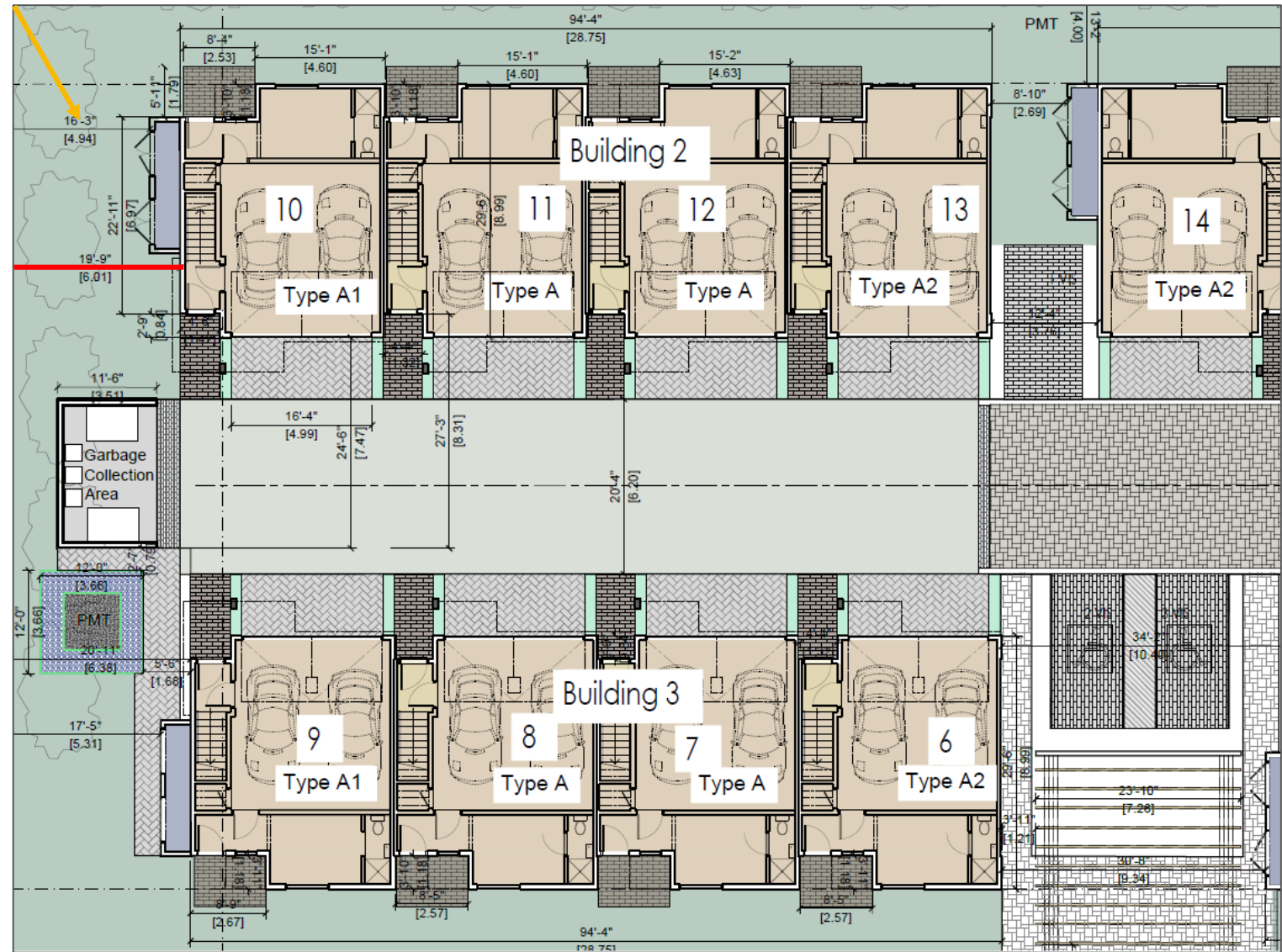
Holodiscus Discolour

Ribies Sanguineum

4

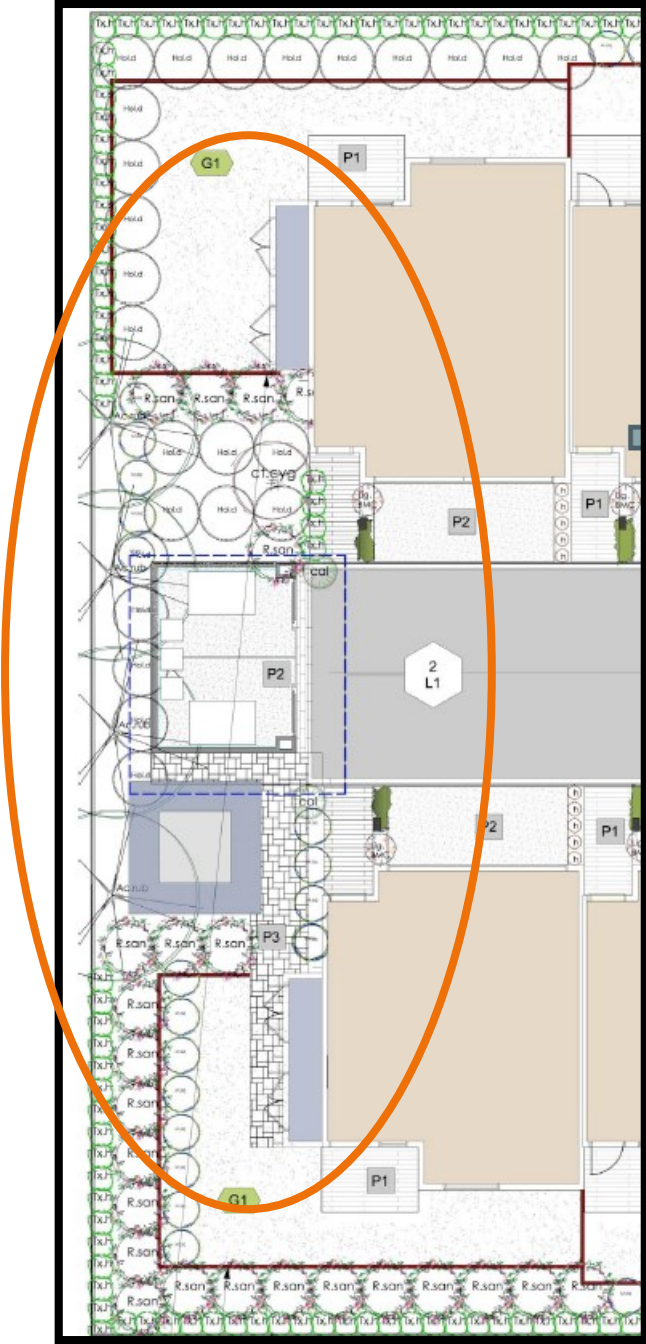
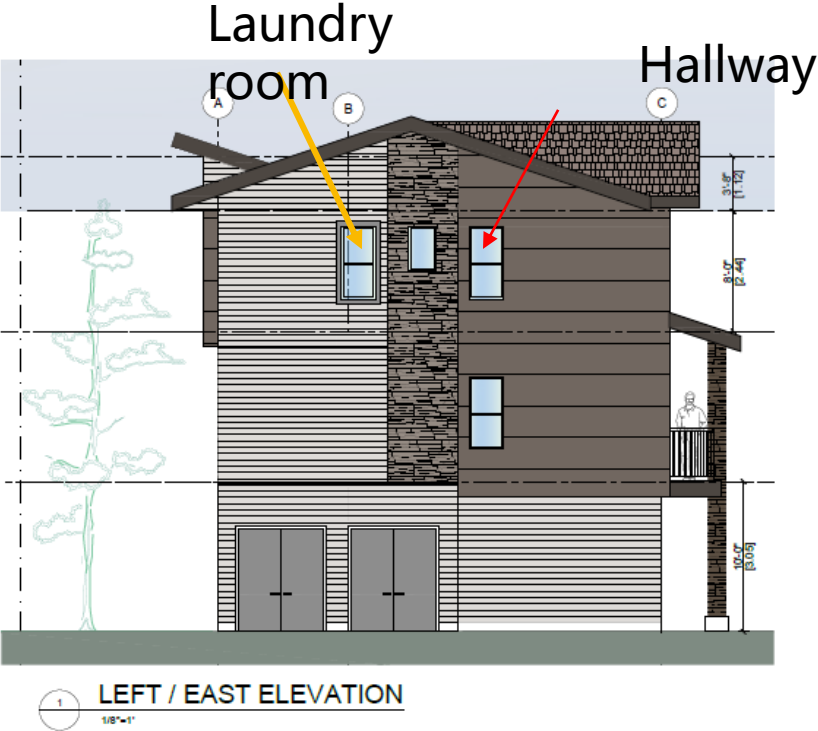
THE SHRUB PALETTE

# 2nd Variance: seeking rear yard setback reduction





# Rear Treatment



# Proposed Streetscape



Proposed project in relationship to the existing context (Church) to north and recently approved rowhouse complex to south.



# Materials



View to the inside of the development

- 
- 
- Other Comments