



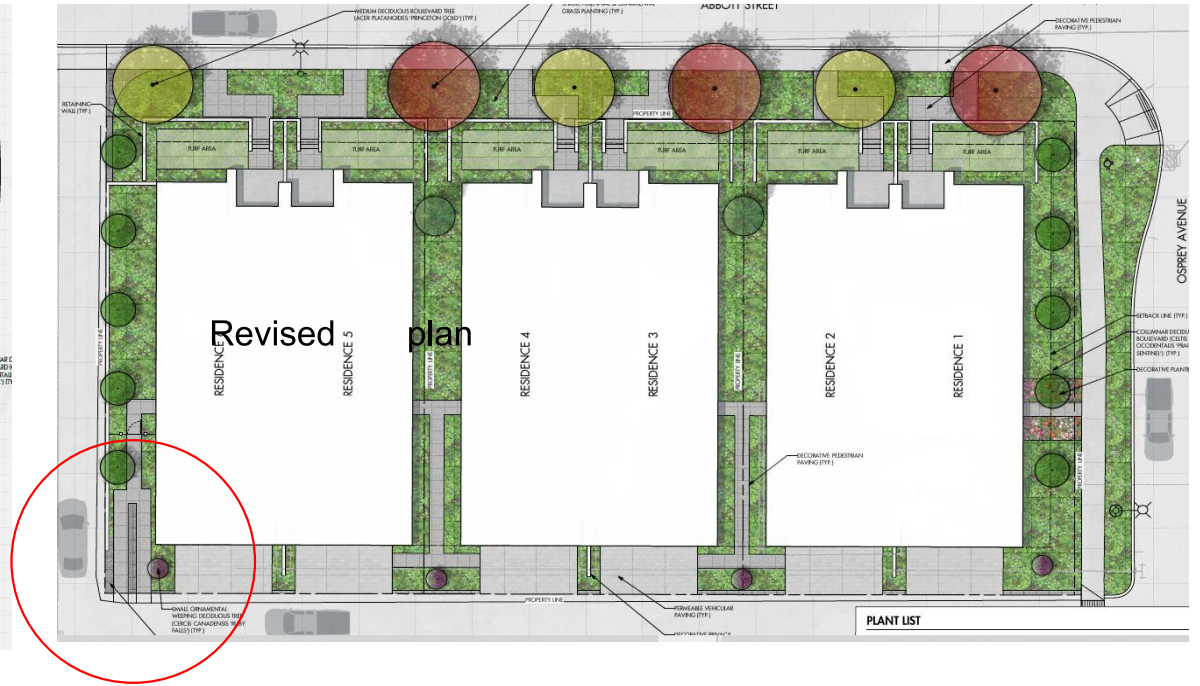
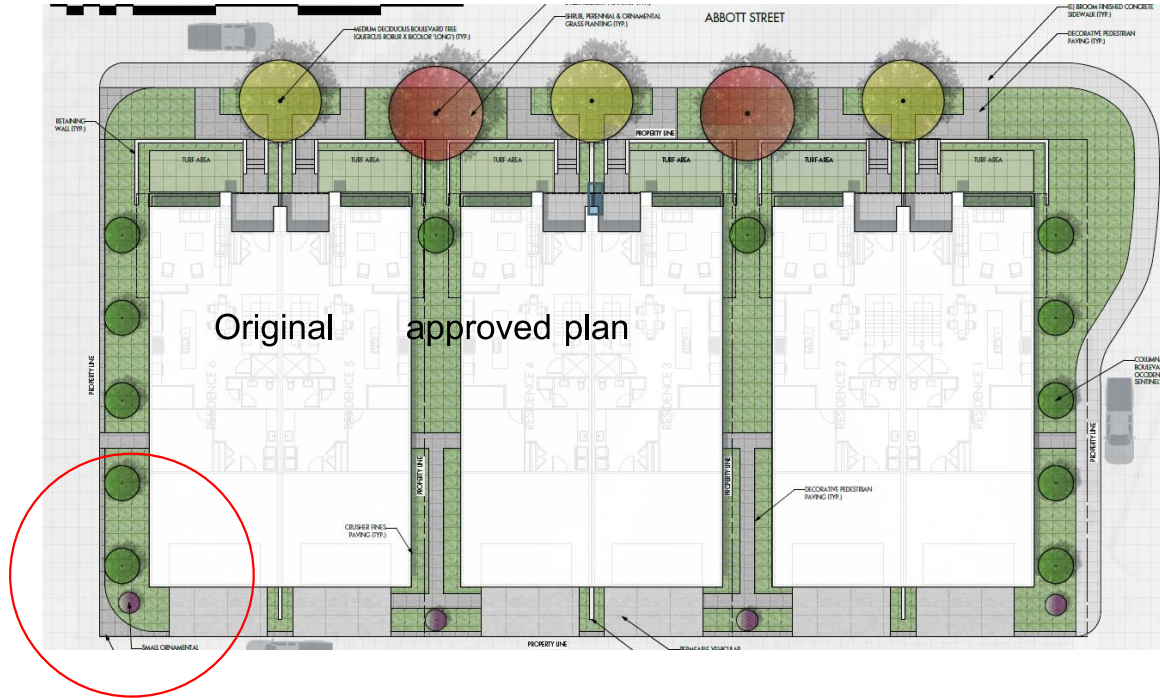
2757 Abbott Street

DVP to add a small parking stall

THE PLAN

Add a parking stall to the property that is completely permeable which if configured in a linear would be considered "landscaping".

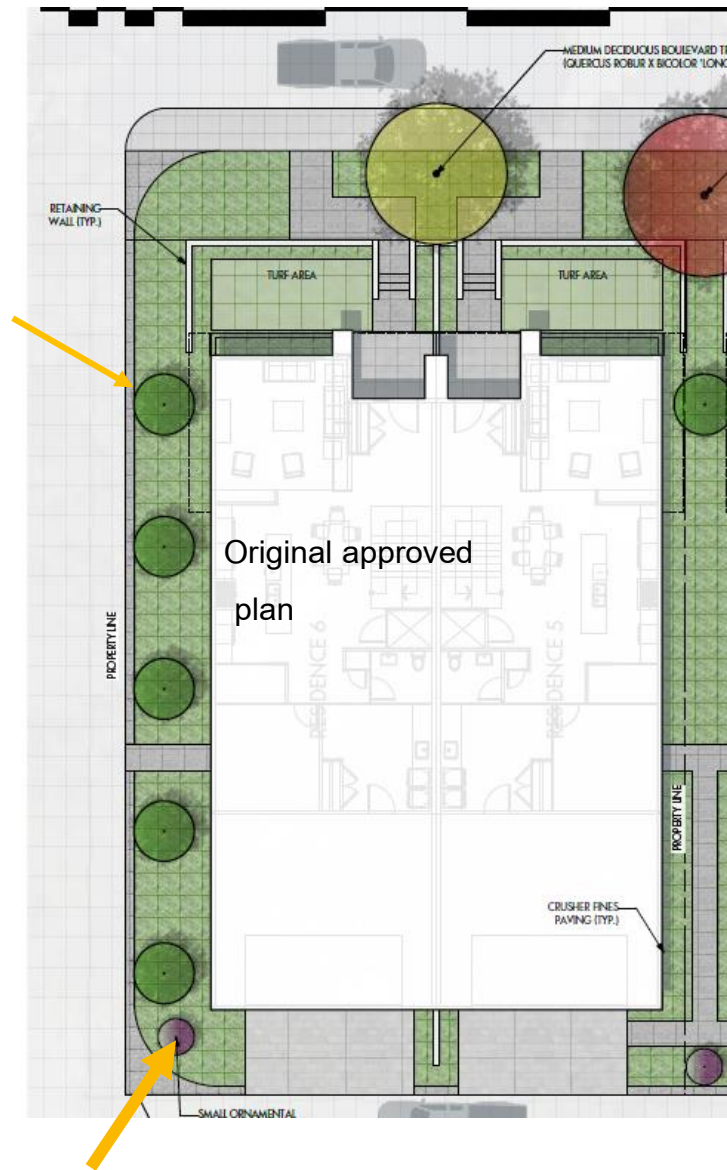




Landscape Plan comparison

detail over the next few slides

No change in
number of trees





Current view to the area considered



Staff concerns:

Site lines and safety

- The N/S lane is ½ block long and services the 6 garages from this development and 3 garages from the established development across the lane. No future commercial traffic is expected

Vehicles make project into lane

- Accommodations can be made that any vehicle using the stall can fit in the stall.

Urban standards for multifamily developments

- High degree of design and landscaping have not been impacted by the proposed parking stall.
- The integrity of the design and street presence unaffected.

Staff concerns:

4. Negative visual impact of change in landscaping

5. Original DVP for site coverage increase

- The site coverage was to accommodate larger deeper garages

- Specifically, as follows:

Garages are 22' X 25' = 550 sq. ft (6.7m x 7.6m)
minimum standard 20' x 22' = 440 sq. ft.

Long enough to park a Ford F150 (5.3m - 6.3m) and store
garbage bins.

Wide enough to easily park 2 large vehicles and hang kayaks,
bicycles and other sports equipment.



Staff concerns:

6. Street trees in core area

- Revised landscape maintains the number and specified trees from the original
- No decrease in street trees





The parking stall will allow visiting family members, nurses or caretaker to park safely

Support from neighbours

No reduction in trees and limited reduction to vegetation

Questions?

