

Development Permit & Development Variance Permit

3020 – 3050 Abbott Street

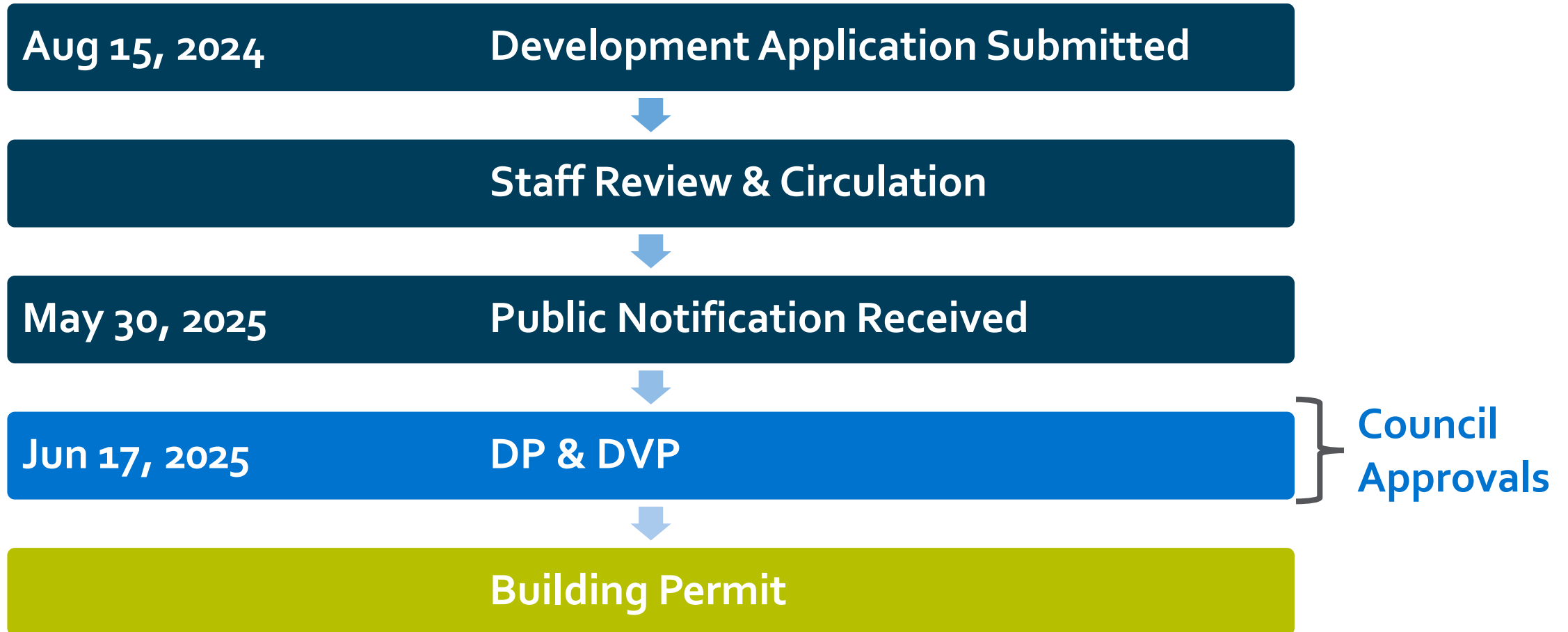
DP24-0149 DVP25-0111



Purpose

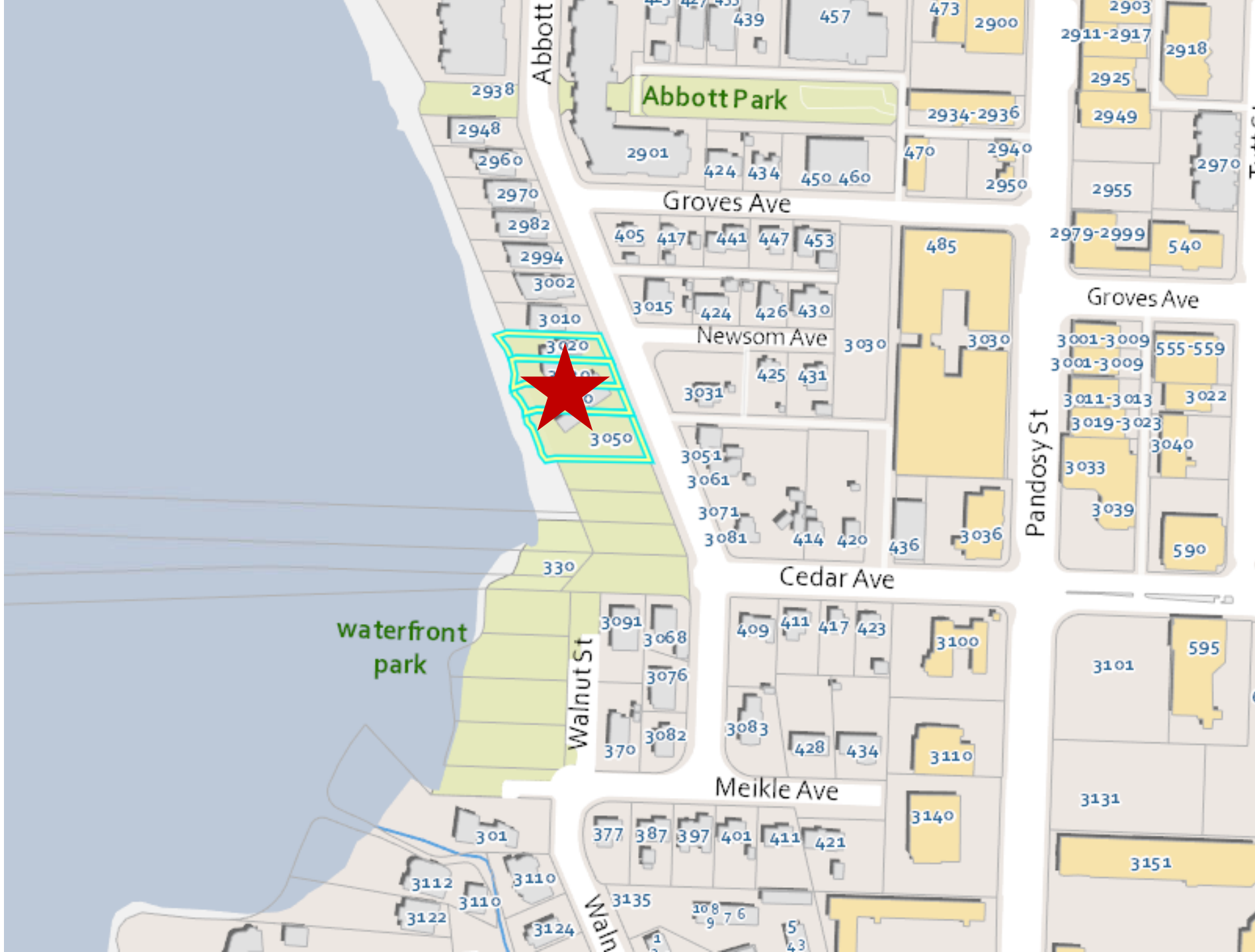
- To issue a Development Permit and Development Variance Permit for the form and character of an institutional development with variances to minimum number of trees, minimum number of parking stalls, and minimum front yard setback.

Development Process





Context Map





Model City

Estimated Population:

1,210

Estimated Jobs:

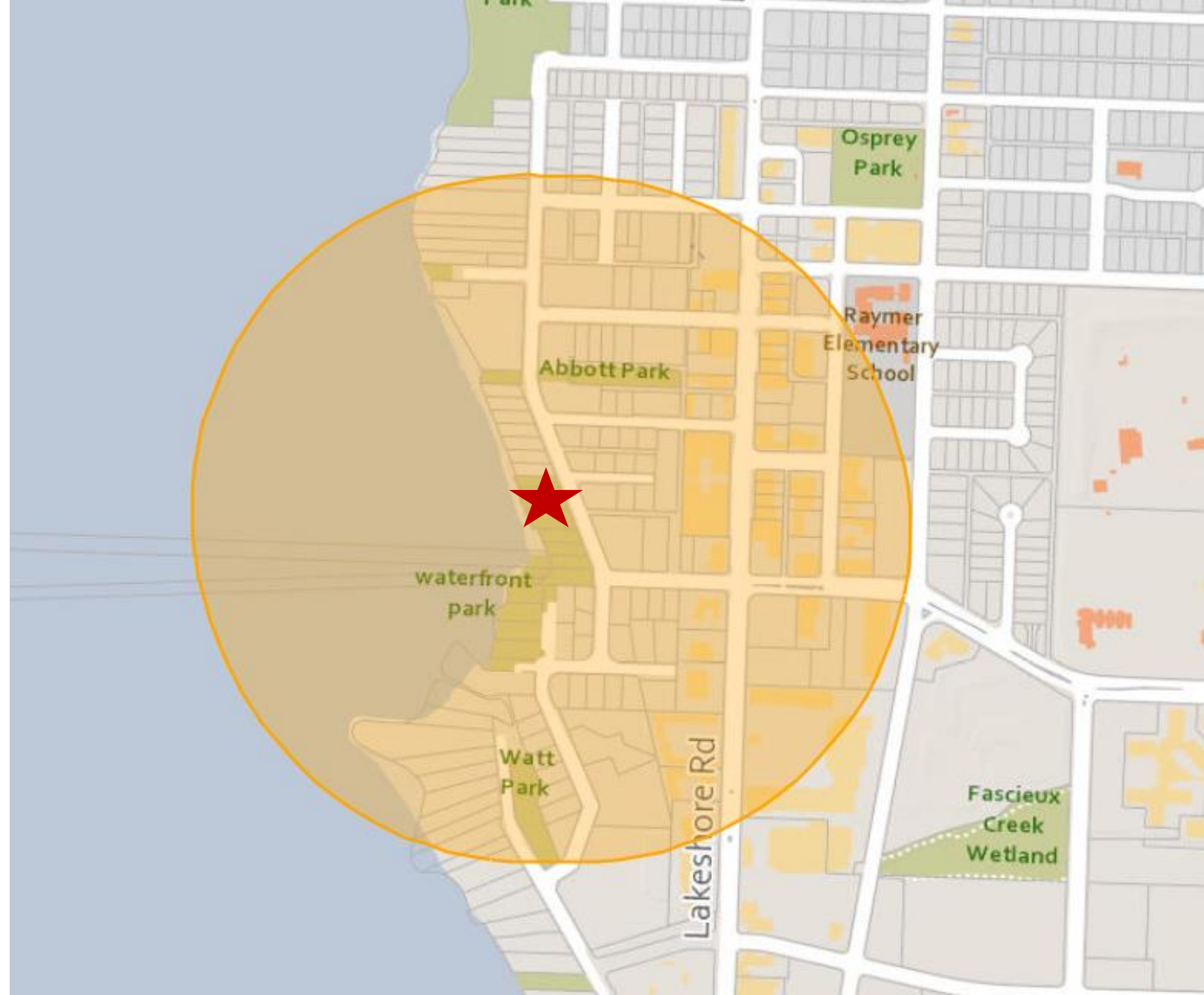
3,160

Residential Units:

786

Commercial Units:

291





Subject Property Map



Technical Details

P₃ – Parks and Open Space

- 3 Buildings
 - 254 m² -Clubhouse
 - 76 m² – Meeting Building / Public Washrooms
 - 63 m² – Changerooms
- 4 Parking Stalls
- 13 Bicycle Parking Stalls

Variances

Table 7.2 –Tree & Landscaping Planting Requirements

To vary the minimum number trees within landscape area from 7 required to 1 proposed.

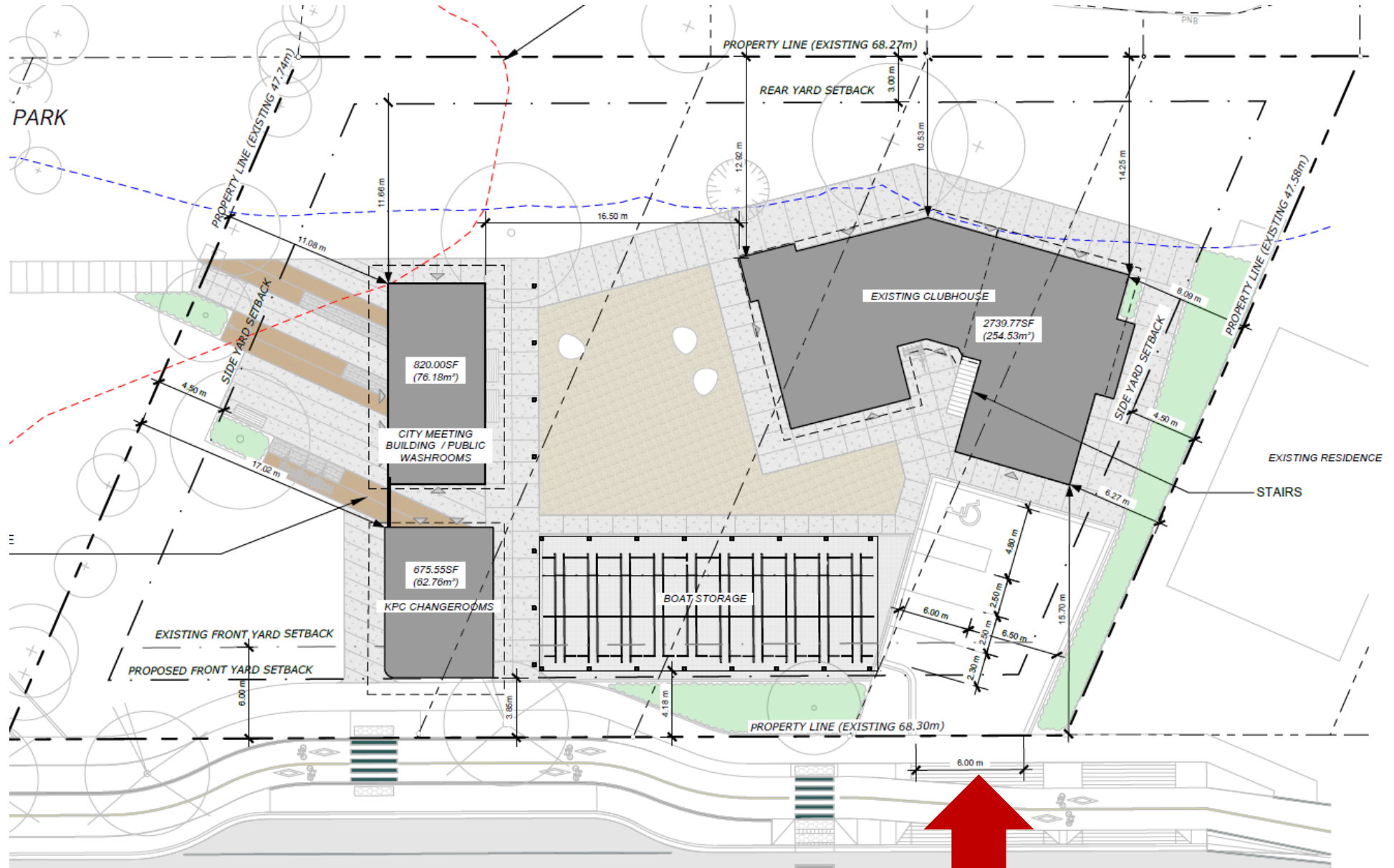
Section 8: Parking and Loading – Table 8.3.5 Institutional

To vary the minimum number of parking stalls from 8 stalls required to 4 stalls proposed.

Section 14: Core Area and Other Zones – Section 14.12 Industrial, Institutional, and Water Zone Development Regulations

To vary the minimum front yard setback from 6.0 m permitted to 3.9 m proposed.

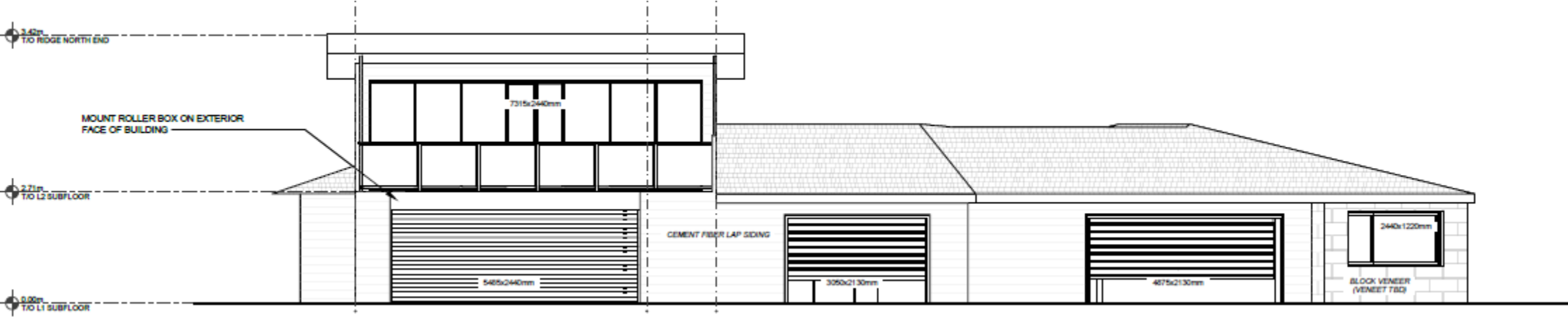
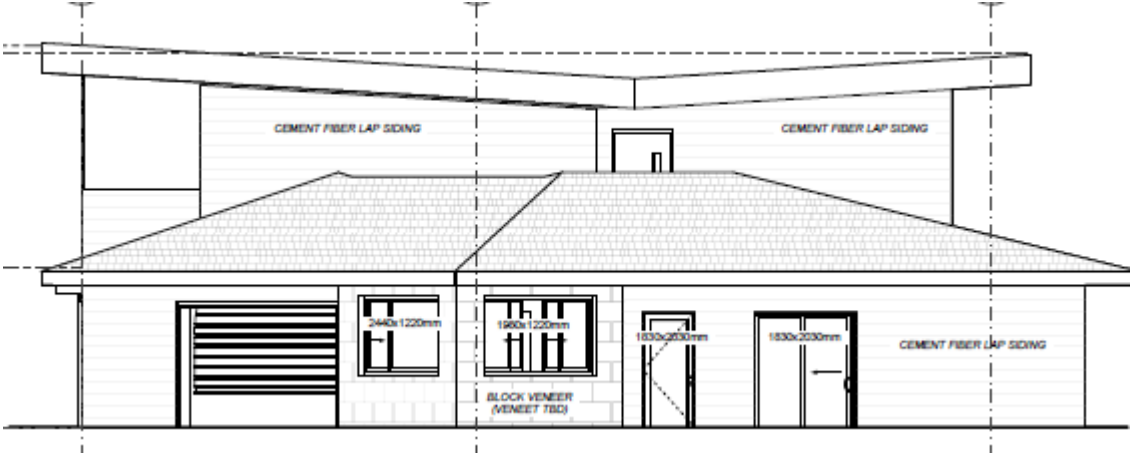
Site Plan



Abbott St



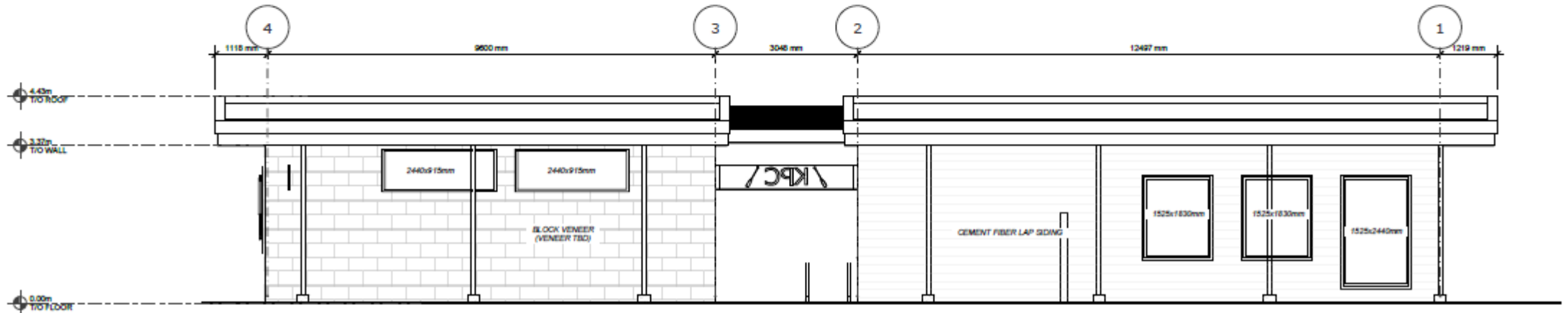
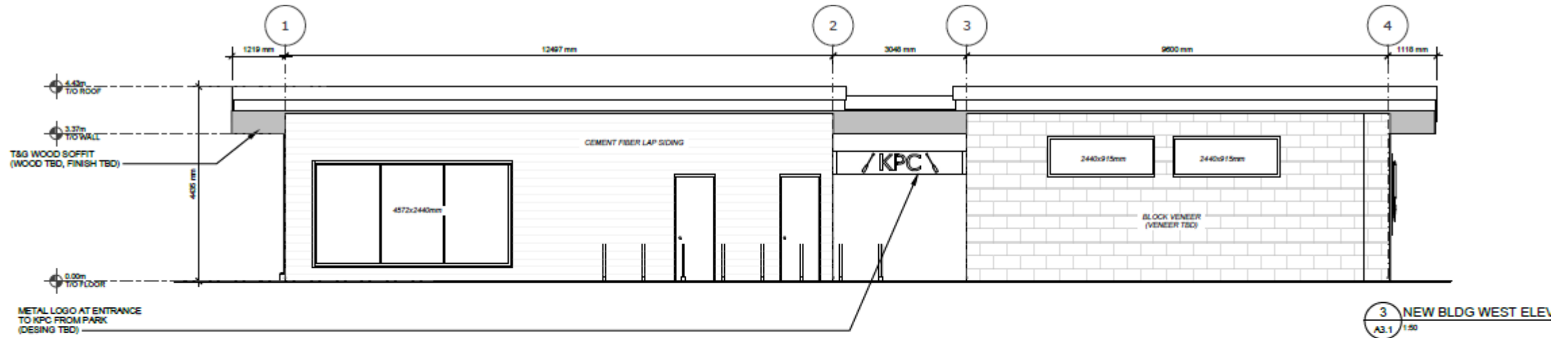
Clubhouse Elevations



Clubhouse Elevations



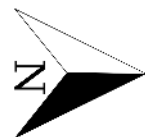
City Meeting Building / Public Washroom / Changerooms



City Meeting Building / Public Washroom / Changerooms



Landscape Plan



Abbott St

Additional Renderings



Additional Renderings



OCP Design Guidelines

- Design institutional buildings to frame and activate adjacent to open spaces
- Incorporate landmark or emblematic design features
- Demonstrate variety in massing and materiality

Staff Recommendation

- Staff recommend support for the proposed development permit as it:
 - Meets majority of OCP Design Guidelines
 - Variances acceptable in context of park adjacency