

# 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

Aug 15, 2024

Development Application Submitted



Staff Review & Circulation



May 30, 2025

Public Notification Received



Jun 17, 2025

DP & DVP

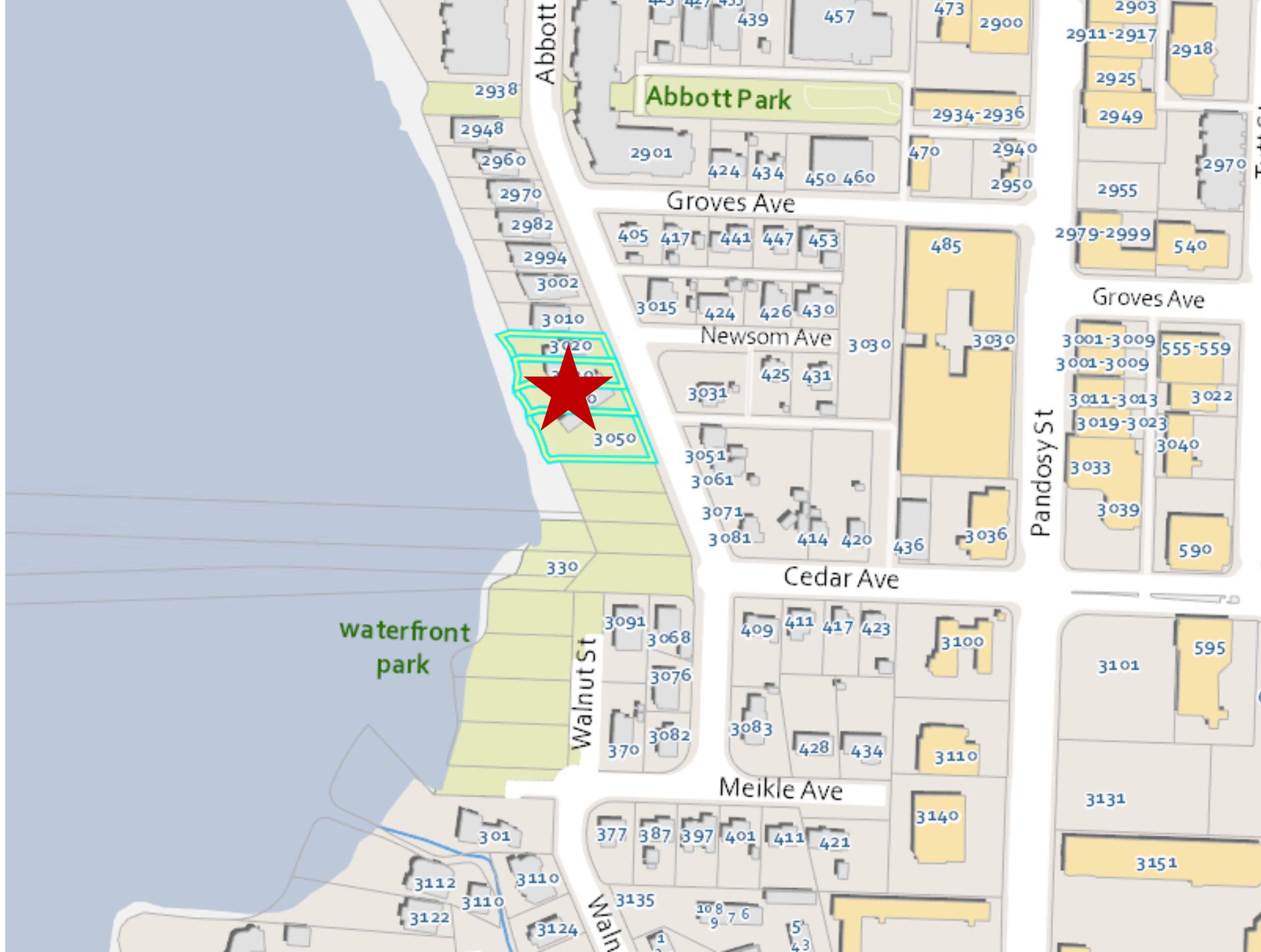
Council Approvals



Building Permit



# Context Map





# Model City

Estimated Population:

1,210

Estimated Jobs:

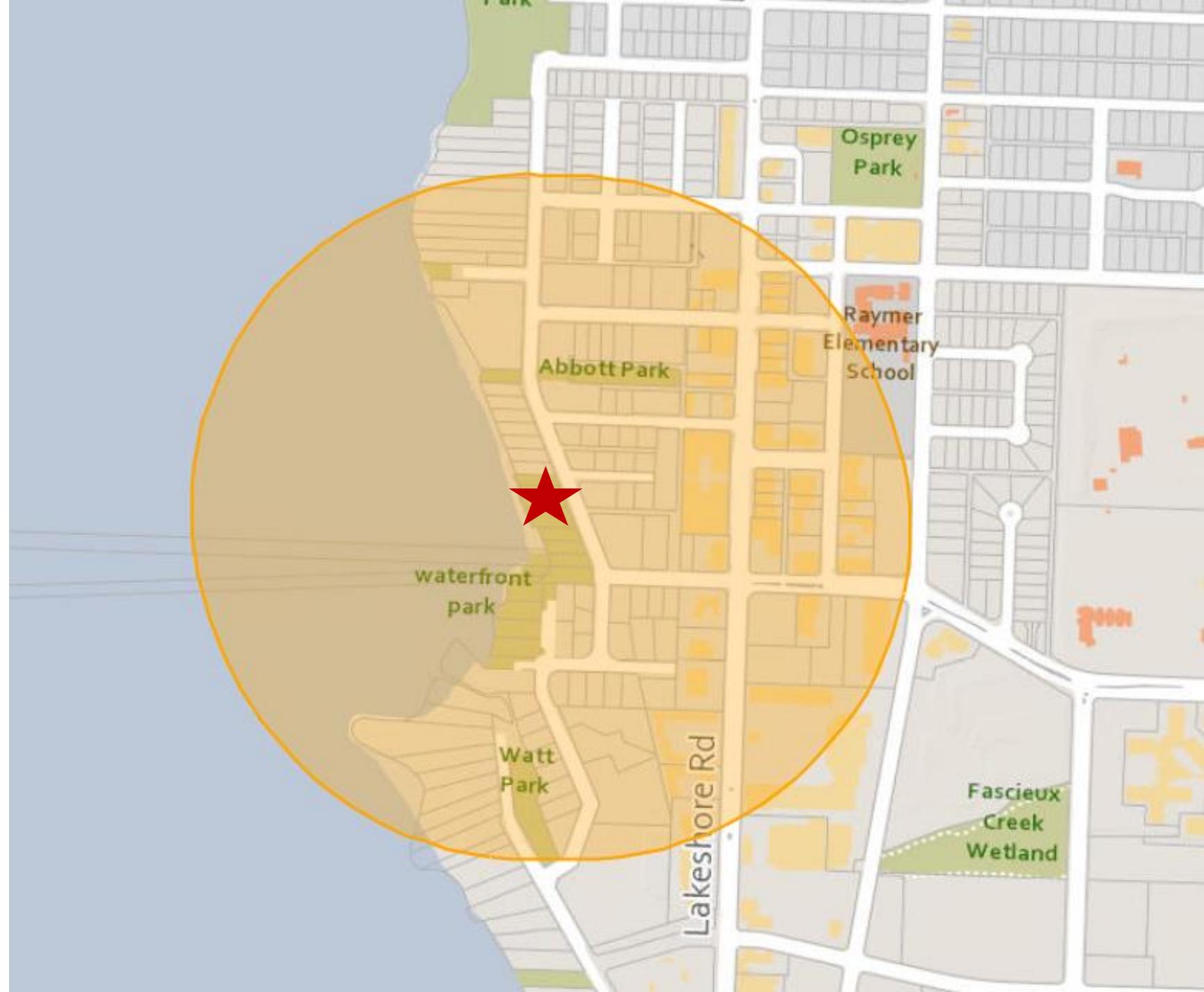
3,160

Residential Units:

786

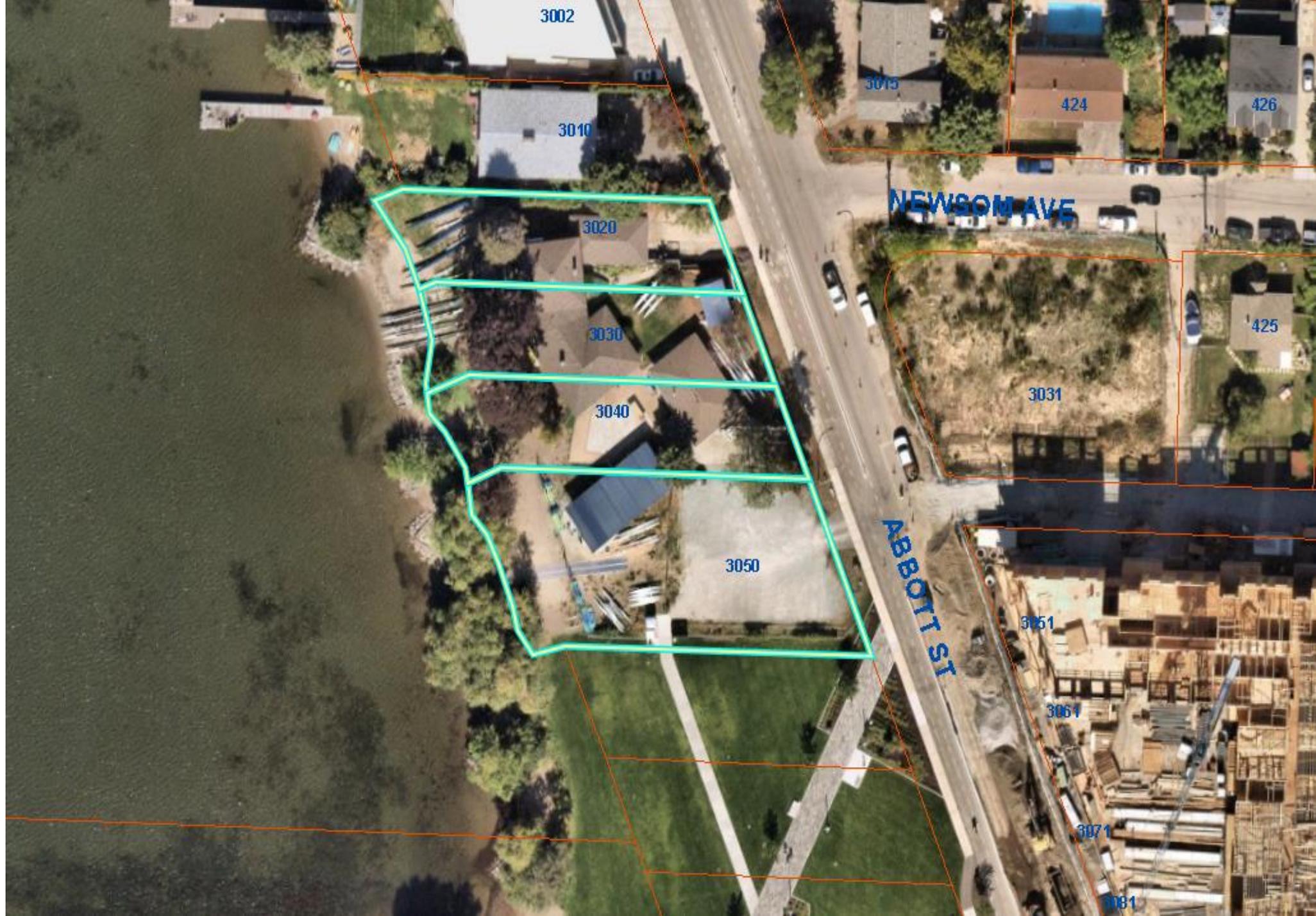
Commercial Units:

291





# Subject Property Map



# Technical Details

## P3 – Parks and Open Space

- 3 Buildings
  - 254 m<sup>2</sup> -Clubhouse
  - 76 m<sup>2</sup> – Meeting Building / Public Washrooms
  - 63 m<sup>2</sup> – 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.

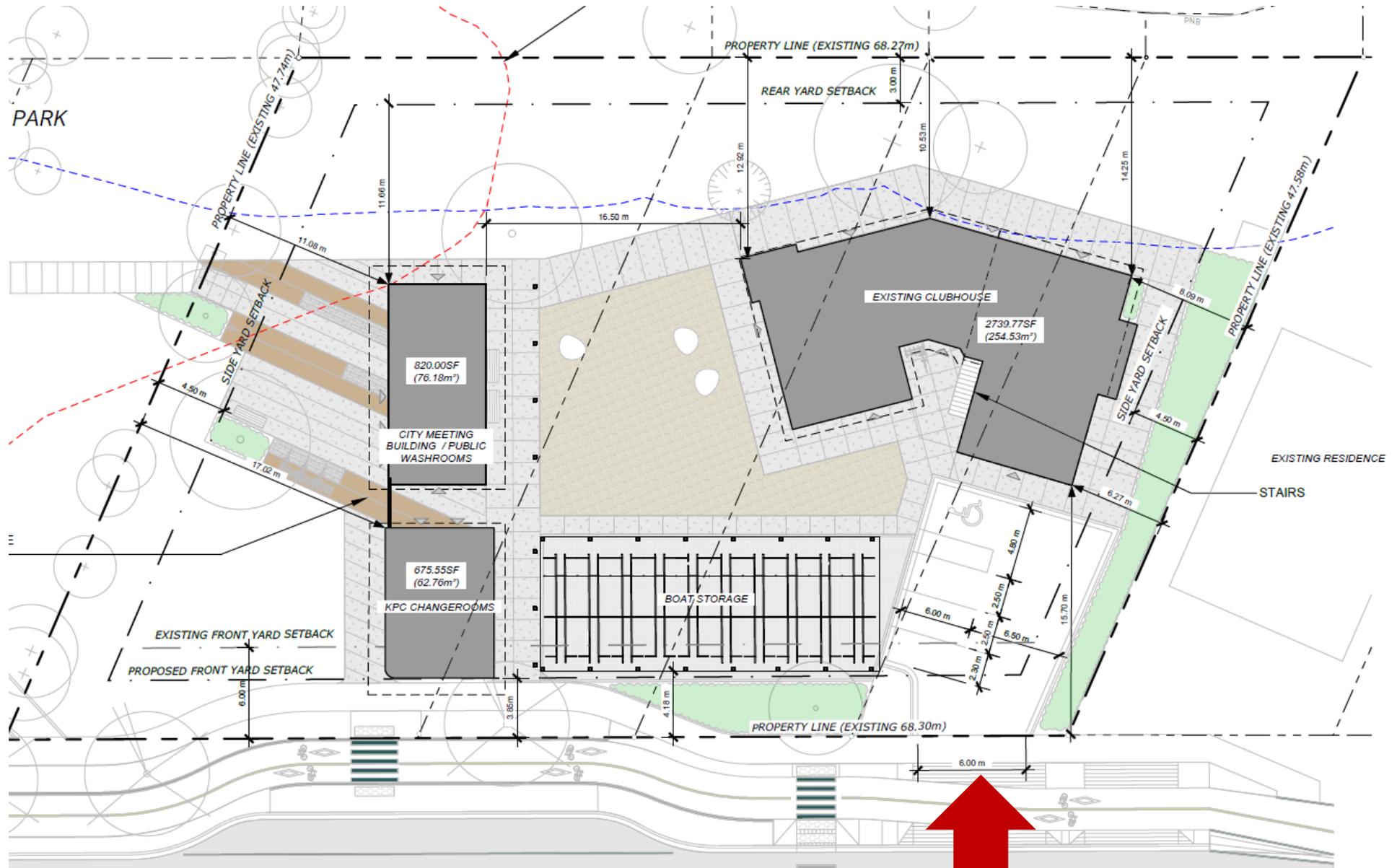
## Section 8: Parking and Loading – Table 8.3.5 Institutional

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.

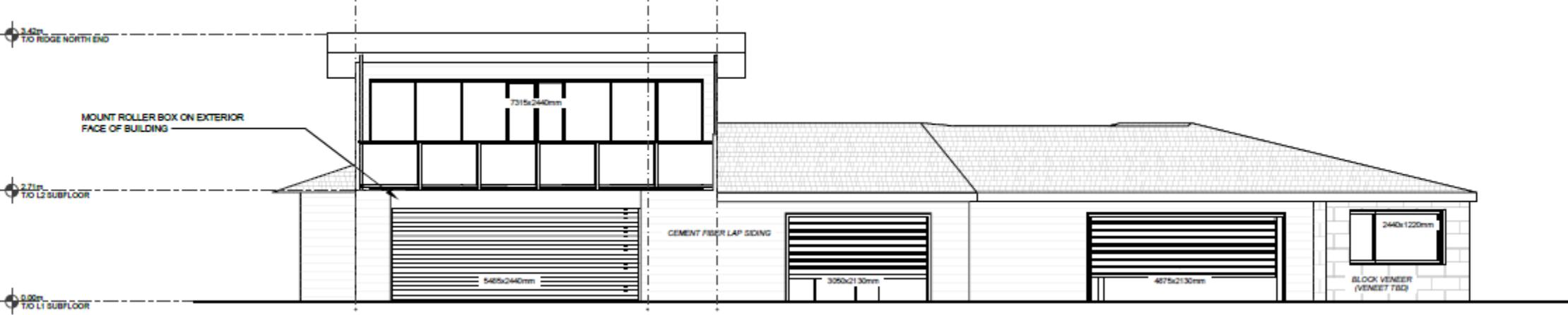
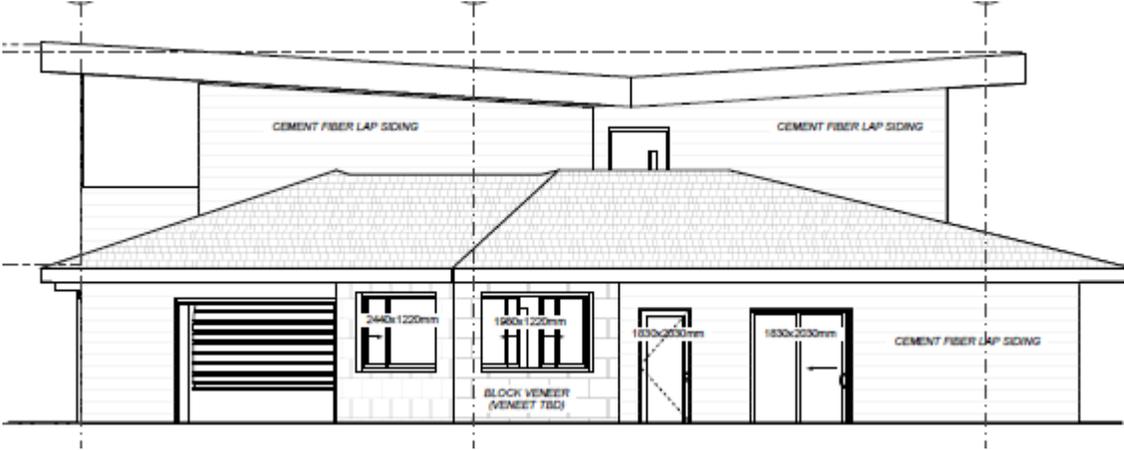
# Site Plan



Abbott St



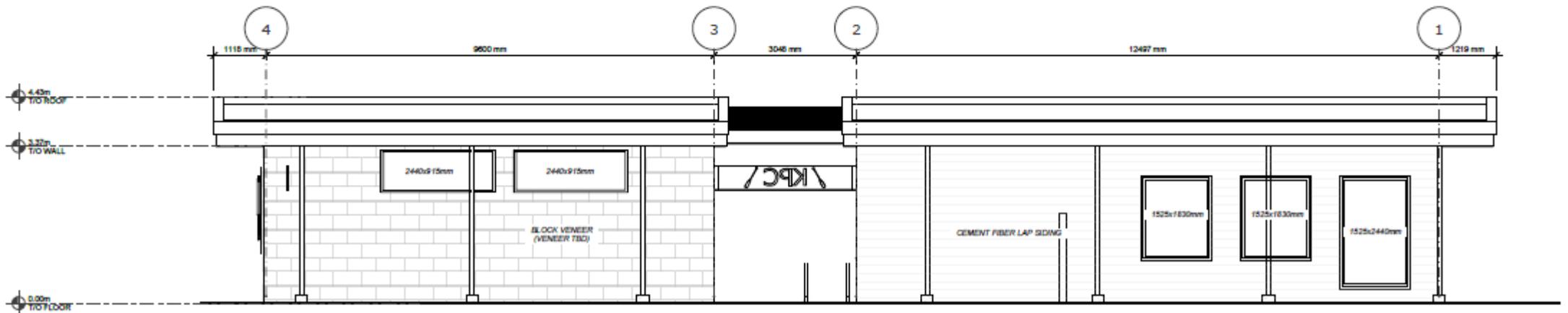
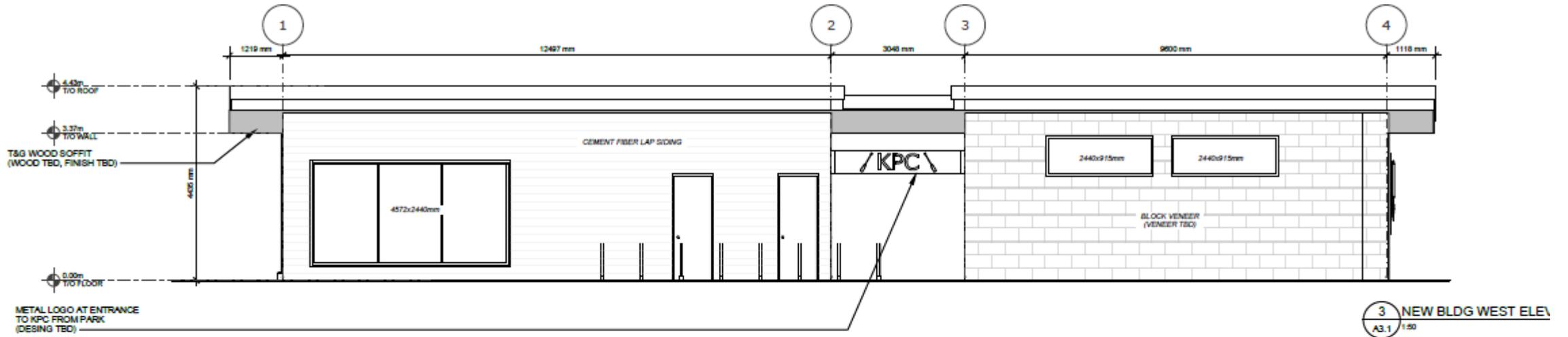
# Clubhouse Elevations



# Clubhouse Elevations



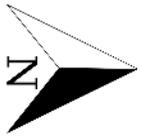
# City Meeting Building / Public Washroom / Changerooms



# 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