

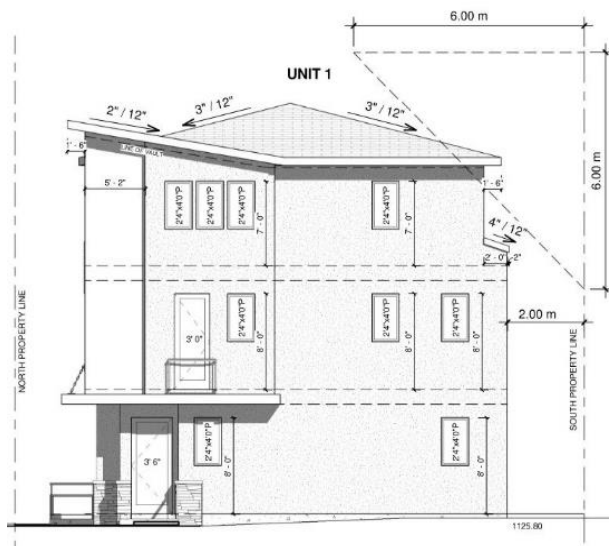
Development Permit Summary (DP2020-2096)

A concurrent development permit (DP2020-2096) was submitted by John Trinh & Associates on April 3, 2020 in response to the first Detailed Team Review (DTR) comments for this land use application. Administration's DTR comments required a concurrent R-CG style development permit in support of the more intense M-CG District. The application proposes a full three-storey multi-residential development in a townhouse form with attached drive under garages and units facing the flanking lane.

Administration does not support the development permit as proposed, as it does not align with the height, scale, setbacks and massing of the R-CG District as detailed below in the Investigation: Alternatives and Analysis section of this report. No decision will be made on this development permit application until Council has made a decision on this land use designation.

Figure 1: West and East Elevations

West Elevation - Facing Poplar Rd SW



East Elevation - Facing Rear Lane

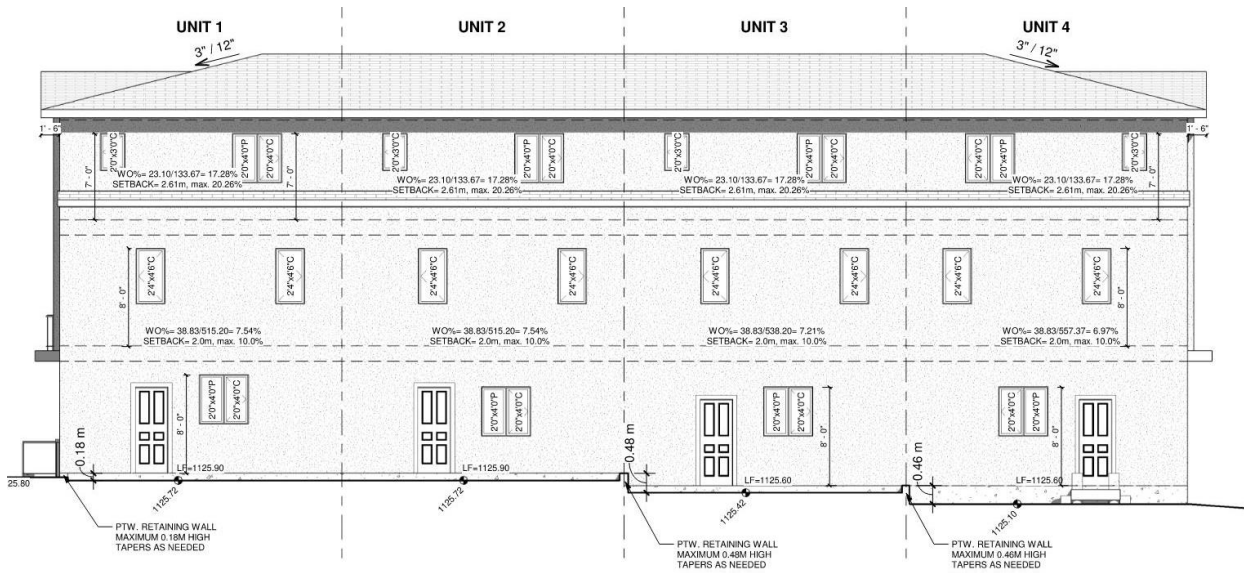


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Figure 2: North Elevation - Facing Flanking Lane and Open Space



Figure 3: South Elevation - Facing Adjacent Property (716 Poplar Rd SW)



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Figure 4: Site Plan

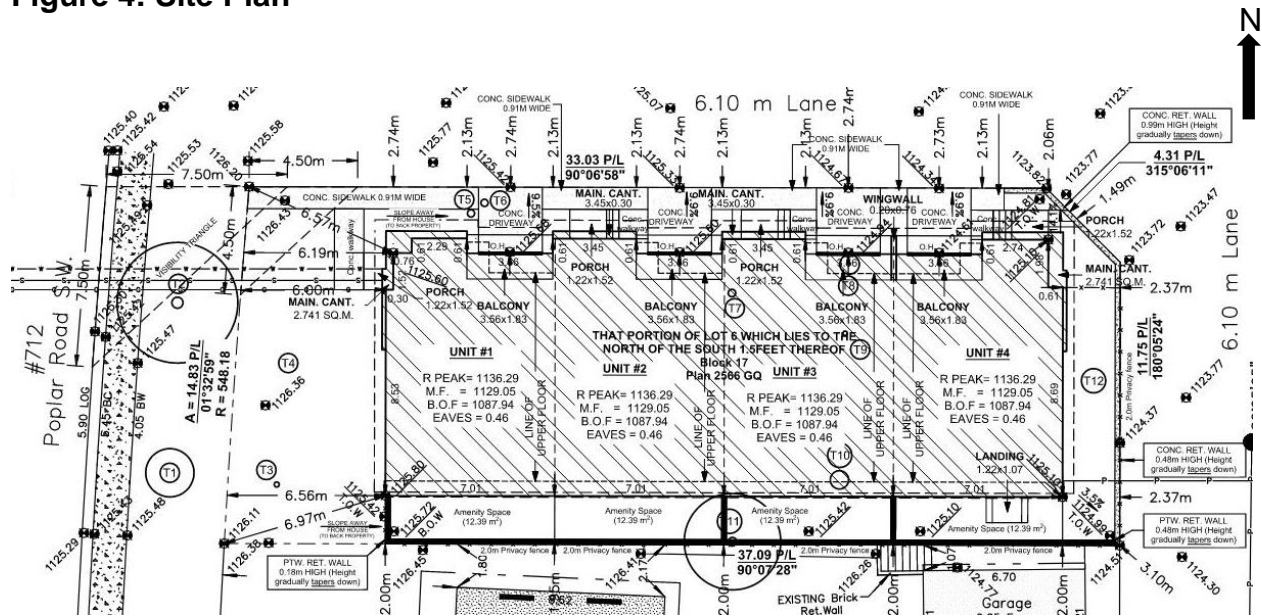


Figure 5: Landscape Plan

