

Development Permit (DP2020-3951) Summary

A development permit application (DP2020-3951) was submitted by Eagle Builders on 2020 June 26 for a portion of the parcel located at 4815 – 88 Avenue NE. This development permit application proposes two 2-storey commercial buildings on the C-N1 designated lands located on the northern portion of the parcel. These two buildings propose a total commercial floor area of 5,210 square feet and a maximum building height of approximately 13.4 metres. The development permit application proposes vacant hydroseeded area and additional parking area for the southern portion of the parcel, as an interim condition.

The following excerpts (Figures 1 and 2) from the development permit application provide an overview of the proposal and are included for information purpose only. Administration's review of the development permit application will determine the ultimate building design and site layout details such as parking, landscaping, and site access. A decision could be made on this development permit application without council's decision on this land use redesignation (LOC2020-0097) because this development permit doesn't propose any buildings on the southern portion of the parcel – which is subject to this land use redesignation application.

Figure 1: Rendering of proposed development (view from the parking lot looking northwest)



Figure 2: Site Plan

