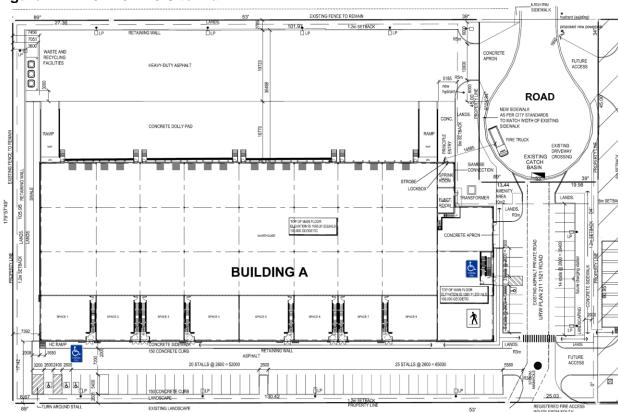
## Development Permit (DP2022-01479 and DP2022-01485) Summary

Two development permit applications have been submitted and are under review. DP2022-01479 proposed a new General Industrial – Medium building (Figure 1) and DP2022-01485 proposes a Liquor Store and Gas Bar (Figure 2). Both developments are accessed from 27 Street NE; a secondary entrance is proposed at the east end of the site to allow access from Costco's existing parking lot. The Gas Bar is expected to be quite high-volume so issues of vehicle stacking and site access are being carefully considered as part of the development permit review to protect from adverse impacts on adjacent public streets.



**PLAN 811 1946** \_EXISTING SIDEWALK 89°53'39" 1.2m SETBACK VENT STACK 58" NCRETE RON PUMP O PUMP O PUMP 22690 8 PUMP O PUMP OI PUMP CAR STACK AREA **ROAD** ⇔ NEW SIDEWALK
AS PER CITY STANDARDS
TO MATCH WIDTH OF EXISTING
SIDEWALK CONCRETE  $\Rightarrow$ ⇔ PUMP O PUMP (DI PUMP) ASPHALT SPHALT EXIST CHAINLINK FENCING TO REMAIN (SAFETY BARRIER) EXISTING DRIVEWAY CROSSING CATCH BASIN FIRE TRUCK 8 UNDERGROUND FUEL TANKS PUMP O PUMP DI PUMP **GAS BAR** 13.44 LANDS DO NOT BREE 03 mm CONCRETE CURB 8 150mm CONCRETE CURB 1521 EXIST CHAINLINK FENCING TO REMAIN (SAFETY BARRIER) FUTURE ACCESS TO THE EAST LOT. ⊋nhamming -WHEEL STOPS NTR) WASTE AND RECYCLING FACILITIES **LIQUOR POD** LANDSCAPE LANDSCAPE 94.36 REGISTERED FIRE ACCESS
ROUTE FROM SOUTH 39"

Figure 2: DP2022-01485 Site Plan