

August 8, 2016

Update on the Proposed Development at Brisebois and Northmount Drive N.W.

File Number: SDAB2016-0051 – Subdivision and Development Appeal Board

Development Permit Number: DP2015-4155

On Thursday, August 4, the SDAB was to hear our appeal against the approval of the development permit for the proposed building on the corner of Northmount and Brisebois Drive (the former gas station site).

We had 8 speakers at the SDAB ready to present, but **our case was postponed until September 29 at 9:30.**

It turned out that a morning case had gone longer than expected and the second morning case was on first in the afternoon schedule. That would have delayed us, and the panel felt that there would not be enough time to do justice to our presentations, hence the re-scheduled date and time.

In the meantime, the developer cannot begin any work on the site. Until the SDAB appeal is settled, there can be no construction or site preparation.

You may have noticed a sign posted on the site, showing leasing contact information for the project. Collier International is the leasing company that has been hired by the owner for leasing inquiries. It appears that one complete floor of commercial space will be leased out as a business center: this means one common office space (with photocopiers and equipment) with many small “mini-offices” that can be leased by a variety of small businesses.

We do not have any further information as to what other type of businesses would be in the building, and that will be based in part on what uses the current zoning allows. At any rate, the SDAB cannot rule on potential tenants or uses, only the actual DP itself.

In the meantime, until September 29, there will be no new activity. One interesting aspect is that there might be more information / confirmation on bike lanes by then which we will also raise as a concern in regards to parking and traffic.