



## Legislation Text

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**File #:** O18-1123, **Version:** 1

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Development Permit Application No. 100952

(Yorkson Downs West Developments Ltd. / 20673 - 78 Avenue)

Report 18-32

File CD 08-23-0123

That Council authorize issuance of Development Permit No. 100952 to Yorkson Downs West Developments Ltd. for property located in the 20673 - 78 Avenue subject to the following conditions:

- a. Building and signage plans being in substantial compliance with Schedules “A” through “G”;
- b. Landscape plans being in substantial compliance with Schedules “H” through “J” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area Requirements, to the acceptance of the Township;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
- d. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- e. Registration of a restrictive covenant requiring a minimum of 15 of units to be provided as adaptable housing and identifying the adaptable units; and,
- f. All refuse areas to be located within buildings and/or in enclosures and screened to the acceptance of the Township.

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Completion of all items listed in, and discharge of, restrictive covenant BB4047896 to the acceptance of the Township;
- b. Completion of all items listed in, and discharge of, restrictive covenant BB4047897 to the acceptance of the Township;
- c. Completion of all items listed in, and discharge of, restrictive covenant BB1492122 to the acceptance of the Township;

d. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;

e. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw

(Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration fees;

f. Submission of a site specific on-site servicing, including construction of the works within the existing access right of way, and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw; and, an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and,

g. Payment of the 5% Neighbourhood Parkland Fee, applicable Development Cost Charges, supplemental development permit application fees and building permit administration fees.

Submissions from the public.

Explanation by the proponent.