



Legislation Text

File #: O19-2029, **Version:** 1

Development Permit Application No. 101009

(20880 Holdings Ltd. / 7900 Block of 208 Street)

Report 19-19

File CD 08-24-0081

That Council authorize issuance of Development Permit No. 101009 to 20880 Holdings Ltd. for property located in the 7900 Block of

208 Street subject to the following conditions:

- a. Building and signage plans being in substantial compliance with Schedules “A” through “M”;
- b. Landscape plans being in substantial compliance with Schedules “N” through “S” 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 31 units to be provided as adaptable housing, identifying the adaptable units and release of CA6216367; 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. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- b. 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;

c. 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

d. Payment of applicable Development Cost Charges, supplemental development permit application fees and building permit administration fees.

Submissions from the public.

Explanation by the proponent.