



Legislation Text

File #: O19-2225, **Version:** 1

Development Permit Application No. 100891

(449991 BC Ltd. / 20650 - 78 Avenue)

Report 19-57

File CD 08-23-0156

That Council authorize issuance of Development Permit No. 100891 to 449991 B.C. Ltd. for the property located at 20650 - 78 Avenue, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "Y";
- b. Landscaping plans being in substantial compliance with Schedules "Z" through "AD" and in compliance with the Township's Street Tree and Boulevard Planting Policy 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. Submission of a site specific on-site servicing 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;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Registration of restrictive covenants acceptable to the Township:
 - prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
 - prohibiting parking of vehicles on internal roads (other than in clearly identified parking spaces);
 - identifying the units (minimum 5%) to incorporate Adaptable Housing requirements.
- d. Tree management 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;
- e. Provision of security (cash-in lieu) for construction of ultimate public trail surface for pedestrian connection right of way between 206 Street and 207 Street;
- f. Registration of a public pedestrian connection right of way between the subject property (Lot 33 Section 23 Township 8

New Westminster District Plan EPP72681) and the neighbouring property to the south (Lot 32 Section 23 Township 8 New Westminster District Plan EPP72681) and 78 Avenue and a pedestrian connection right of way between 206 Street and

207 Street, as shown on “Schedules “A”, “Z” and “AA” included in Development Permit No.100891;

g. Registration of a reciprocal cross access easement for construction and maintenance purposes between the subject property (Lot 33 Section 23 Township 8 New Westminster District Plan EPP72681 and the property to the south (Legal Description Lot 32 Section 23 Township 8 New Westminster District Plan EPP72681);

h. Discharge of Restrictive Covenant CA 7218433; and

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

Submissions from the public.

Explanation by the proponent.