



Legislation Text

File #: O19-2705, **Version:** 1

Development Permit Application No. 101025

(Qualico Developments (Vancouver) Inc. /

7800 Block of 204 Street)

Report 19-146

File CD 08-23-0182

That Council authorize issuance of Development Permit No. 101025 to Qualico Developments (Vancouver) Inc. for the properties located in the 7800 block of 204 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “FF”;
- b. Landscaping plans being in substantial compliance with Schedules “HH” through “KK” 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;
- d. Tree management in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection (including Section 5.2 at 3:1 replacement ratio)) being secured by letter of credit, including payment of associated administration fees;
- e. Registration of a party wall and common element maintenance agreement on the title of all lots;
- f. Registration of an easement securing the required visitor parking spaces;
- g. Discharge of Restrictive Covenant CA6666991 prohibiting issuance of a Building Permit for the subject lands until such time as a Development Permit is issued; and
- h. Payment of supplemental development permit application fees, Development Cost Charges, and

building permit administration fees.

Submissions from the public.

Explanation by the proponent.