

Date: July 5, 2017

Report To: Mayor & Council

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Phase 4 Wahkaihanun Futures Corporation Site Plan Amendment**

The property known as 237 8th St. W. was created in 2010 (Consent File B2/2010) in contemplation of a staged development of multi-residential dwellings by Wahkaihanun Futures Corporation (WFC).

By-Law #51/11 invoked site plan control on the project and an agreement entered to authorize a two story 10-unit complex as Phase 1 with provisions for future buildings over the next five years.

Phase 2, as well as Phase 3 were, 6-unit apartment complexes which were completed in 2016. The completion of the two complexes brought other changes to the properties such as fencing the property perimeter, a complete design of storm water management system, and proper fire lane access.

This final Phase of WFC multi-residential development, will be a 6-plex apartment building. The amended Site Plan Control Agreement will maintain the completion of site grading, parking lot covering according to the Town's Zoning By-Law, sewer access and parking lot lighting.

Hatch Engineering and AG Engineering have provided storm water and electrical drawings for the completion of the project. Saulteaux Consulting and Engineering have provided structural drawings for Phase 4 of this development.

I have attached a signed agreement to this report from the Housing Manager Neil Kabel outlining the final phase of this project.

It is the recommendation of the Planning and Development Executive Committee as well as the Chief Building Official/Municipal Planner to issue a building permit for Phase 4 of the Wahkaihanun Futures Corporation residential development Site Plan Control Agreement as submitted.

Respectfully submitted,

Original Signed By

Tyson Dennis
Chief Building Official/Municipal Planner

Council approval of this report will: allow Wahkaihanun Futures Corporation to be issued a building permit for six plex apartment building at 237 8th St. W by the Planning and Development Department as well as amend the Site Plan Control Agreement for Phase 4 of the development.