

Attachment “D”

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: JUNE 29, 2020

RE: VARIANCE OF 4110 VICTORIA AVENUE (V-06-20)

It is recommended that the approval of Variance No. V-06-20, if granted, be subject to the applicant entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to provide an updated site plan identifying shared access with the property located to the northeast at 4130 Victoria and an internal sidewalk connection from the buildings entrance to the public sidewalk along 42nd Street. The accepted site plan shall form a schedule to the development agreement.
2. The Developer agrees to endeavour to enter into a Conforming Construction Agreement with property owner of 4130 Victoria Avenue. The Developer agrees to pursue and obtain all required signature(s) of the agreement with the property owner of 4130 Victoria Avenue. This agreement is to be registered on all affected titles. If a Conforming Construction Agreement cannot be obtained, the Developer agrees to allow shared access in perpetuity with the property located to the northeast at 4130 Victoria.
3. The Developer agrees to design and construct a sidewalk for the entire length of the property along 42nd Street. The design of all work proposed in the right-of-way is subject to review and acceptance of the City Engineer prior to the issuance of a development permit, and shall be performed as stated in the latest edition of the City of Brandon's Standard Construction Specifications.

The Engineering Department requests that Administration be authorized to prepare a Development Agreement containing all conditions and requirements to protect the City's interests in accordance with any procedures, policies, by-laws and Acts.

THIS REPORT SUBMITTED BY:

Development Review Group

Variance No. V-06-20



Jennifer Coey P. Eng.

Manager of Strategic Infrastructure



Ryan Nickel, RPP

Chief Planner