

Attachment “D”

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: JUNE 29, 2020

RE: VARIANCE OF 602-18th Street (V-08-20)

It is recommended that the approval of Variance No. V-08-20, if granted, be subject to the applicant entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to construct and formalize the back lane approach within the right-of-way of McTavish Avenue as per the City of Brandon Standard Construction Specifications.
2. The Developer agrees to remove the existing asphalt walkway located along the south side of McTavish Avenue for the length of the property. The Developer further agrees to design and construct a 1.8m concrete sidewalk which shall be pinned to the existing curb and to install sod within the remainder of the boulevard as per the City of Brandon Standard Construction Specifications.
3. The Developer agrees to remove the sidewalk ramp on the southwest corner of the 18th Street and McTavish Avenue intersection and to restore the curb as per the City of Brandon Standard Construction Specifications.
4. The Developer agrees to disconnect and remove an existing services to the property that they will not be utilizing for the development. All work performed in the right-of-way shall conform to the City of Brandon Standard Construction Specifications.
5. The applicant will be responsible to submit a Detailed Cost Estimate, prepared by their Consulting Engineer for all work proposed within the right-of-way. The cost estimate is subject to review and approval by the City Engineer.
6. The applicant will be responsible to submit an Irrevocable Letter of Credit totalling 15% of the Detailed Cost Estimate.

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-08-20



Jennifer Coey P. Eng.
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