

Attachment "D"

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: July 28, 2021

RE: **Conditional Use. C-06-21 for 3409 Victoria Ave, Brandon**

It is recommended that the approval of Conditional Use No. C-06-21, if granted, be subject to the applicant entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to develop the site in general consistency with the attached site plan. The development will consist of numerous phases as identified on the attached phasing plan.
2. The Developer agrees to contribute \$38,000.00 towards the construction of the westbound deceleration/right turn lane on the north side of Victoria Avenue and the west side of 34th Street with such contribution representing 100% of the boundary improvement total cost to the development. Payment shall be required in full upon execution of the development agreement.
3. The Developer agrees to contribute \$7,800.00 towards the construction of the median on 34th Street north of Victoria Avenue with such contribution representing 19.5% of the total costs of the median construction. Payment shall be required in full upon execution of the development agreement.
4. In addition to the construction of either Building A or E, which ever comes first, the Developer agrees to construct a sidewalk along the 34th Street right-of-way adjacent to the entire easterly site line of 3409 Victoria Avenue as identified in the attached site plan.
5. The Developer agrees to enter into a Private Sewer and Water Agreement with the City of Brandon for the private internal servicing within the development. The agreement is to be executed prior to the issuance of any development and/or building permits.
6. The Developer agrees to maintain existing shared vehicle access with the adjacent property to the west, being 3635 Victoria Avenue, as per the attached site plan, until the owners of both properties agree to alternative measures.
7. The Developer agrees to provide the City with a Detailed Cost Estimate for all work proposed to be completed within the City's right-of-way. The Detailed Cost Estimate is to be prepared by the Developer's Consulting Engineer and is submit to review and acceptance by the City Engineer.
8. The Developer will be responsible to submit either an Irrevocable Letter of Credit or a certified cheque totalling 15% of the Detailed Cost Estimate. Determination of the type of security will be determined upon receipt and acceptance of the detailed cost estimate. Submission of the security is required prior to the issuance of a development permit.

It is requested 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
Conditional Use No. C-06-21



Mark Allard, P. Eng.
Director of Engineering Services



Ryan Nickel, RPP
Director of Planning and Buildings