

Attachment "D"

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: June 23, 2021

RE: VARIANCE OF 759 – 6TH STREET (V-11-21)

It is recommended that the approval of Variance V-11-21, if granted, be subject to the Developer entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to construct a 10-unit multiple dwelling building in general consistency with the site and elevation plans.
2. The Developer agrees to upgrade the City boulevard which shall include installation of curb, gutter and a public sidewalk along the north side of College Avenue for the entire length of the site.
2. The Developer agrees to relocate the hydro pole currently located within the proposed parking lot to an area in which it will not obstruct any parking stall(s). Such relocation shall be shown on the site plan submitted for a development permit.
3. The Developer agrees to provide 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.
4. The Developer will be responsible to submit a certified cheque totalling 25% of the Detailed Cost Estimate. Submission of the certified cheque is required prior to the issuance of a development permit.

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
Rezoning V-11-21



Mark Allard P. Eng.
Director of Engineering Services



Ryan Nickel, RPP
Director of Planning and Buildings