

Attachment "C"

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: July 26, 2023

RE: **CONDITIONAL USE FOR 930-23RD STREET (C-06-23)**

It is recommended that the approval of conditional use of 930-23rd Street, if granted, be subject to the Developer entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to design and construct the south leg of Southern Avenue from the west boundary of the back lane to 7m east of the eastern boundary of the property to a gravel standard. The Developer will be required to submit design drawings as prepared by a professional engineer; such design is subject to review and acceptance by the City Engineer.
2. The Developer agrees to mitigate increased runoff for a 100-year, pre and post development, storm water event. Should the construction of Southern Avenue increase runoff, that increased runoff is to be accommodated for in the stormwater mitigation of the site. The Developer will be required to submit design drawings as prepared by a professional engineer with such design being subject to review and acceptance by the City Engineer.
3. 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 submitted for review and acceptance by the City Engineer.
4. The Developer will be responsible to submit an Irrevocable Letter of Credit totalling 15% of the Detailed Cost Estimate. Submission of the Letter of Credit 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
Conditional Use No. C-06-23



Marc Chapin, CET
Acting Manager of Strategic Infrastructure



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