

Attachment “D”

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: October 6, 2023

RE: REZONING APPLICATION FOR 639 VAN HORNE AVE (Z-08-23)

It is recommended that the approval of rezoning application of 639 Van Horne Avenue, if granted, be subject to the Developer entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to construct a duplex on the Lands in general compliance with the attached site plan.
2. The Developer agrees to design and extend the public sanitary sewer and public watermain within Van Horne Avenue from 7th Street to the easterly property line of the Lands. The Developer will be required to submit design drawings as prepared by a professional engineer with such design subject to review and acceptance by the City Engineer.
3. The Developer agrees to install a fire hydrant at the easterly dead end stub of the water main extension for flushing purposes. The Developer will be required to submit design drawings as prepared by a professional engineer with such design subject to review and acceptance by the City Engineer.
4. The Developer agrees to provide mitigation measures to the pre and post development drainage runoff from the site that is equivalent to both 5-year and 100-year events. The Developer will be required to submit design drawings at the time of development permit as prepared by a professional engineer with such design being subject to review and acceptance by the City Engineer.
5. The Developer agrees to contribute \$261.43 for cash in lieu of land dedication of public reserve. This contribution is due in full upon execution of the development agreement.
6. The Developer agrees to contribute to the Brandon School Division in lieu of land dedication for a total of 1 unit. Receipt of payment will be required prior to the issuance of the subdivision certificate of approval.
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 submitted for review and acceptance by the City Engineer.

8. 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
Rezoning Application No. Z-08-23



Marc Chapin, CET
Acting Manager of Strategic Infrastructure



Sonikile Tembo, RPP
Principal Planner