

Attachment “C”

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: September 26, 2023

RE: VARIANCE APPLICATION FOR 759 – 6TH STREET (V-10-23)

It is recommended that the approval of variance application of 759 – 6th 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 a sidewalk, including curb and gutter, along the north side of College Avenue for the entire length of the site. 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 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.
3. The Developer agrees to relocate the hydro pole currently located at the rear of the property to accommodate for on-site parking. The new location is subject to the approval of Manitoba Hydro and must be indicated on the site plans submitted for the development permit. The relocation of the hydro pole is required prior to the issuance of an interim occupancy certificate.
4. 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.
5. 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
Variance No. V-10-23



Marc Chapin, CET
Acting Manager of Strategic Infrastructure



Sonikile Tembo, RPP
Principal Planner