

## **Attachment “D”**

### **REPORT FROM THE DEVELOPMENT REVIEW GROUP**

DATED: June 9, 2026

#### **RE: CONDITIONAL USE FOR 390 PARK AVENUE EAST (C-02-26)**

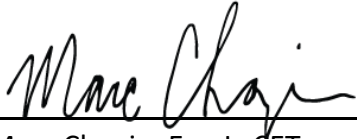
It is recommended that the approval of Conditional Use No. C-02-26, if granted, be subject to the Developer entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to construct a storage facility on the Lands in general compliance with the attached site plan.
2. The Developer agrees to mitigate stormwater runoff for a 1-in-100 year post-development rainfall event, limiting runoff to that of a 1-in-100 year pre-development rainfall event.
3. The Developer agrees that the existing access to Park Avenue East does not meet current City standards, therefore the Developer has the following options:
  - a. Update the existing approach to Park Avenue East to meet the City standard for one-way commercial access, including hard surfacing, and enter into a Conforming Construction Agreement with the owners of 392 Park Avenue East;
  - b. Update the existing approach to Park Avenue East to meet the City standard for two-way commercial access, including hard surfacing, with a minimum width of 7.3m.
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  
Conditional Use No. C-02-26



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Marc Chapin, Eng.L. CET  
Manager of Land Development



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Sonikile Tembo, RPP  
Principal Planner