

Attachment "C"

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: July 4, 2025

RE: VARIANCE FOR 110 PRINCESS AVENUE (V-10-25)

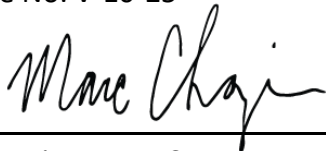
It is recommended that the approval of Variance No. V-10-25, if granted, be subject to the Developer entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to remove all existing approaches to 1st Street and restore the curb, gutter and sod the boulevard.
2. The Developer agrees to remove the most easterly approach to Princess Avenue and restore the curb, gutter and sod the boulevard. Replacement of the public sidewalk may be required, should the grade of the existing sidewalk be lower at the location of the driveway approach, than the surrounding public sidewalk.
3. The Developer agrees to remove the existing hard surfacing/asphalt located between the Princess Avenue right-of-way and the backside of the public sidewalk, adjacent to the Lands and replace it with sod.
4. The Developer agrees to construct a minimum 3.0m wide treed buffer between the proposed commercial development and the existing residential development to the south.

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-10-25



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



Sonikile Tembo, RPP
Principal Planner