

Attachment “D”

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: June 27, 2025

RE: SUBDIVISION OF 1900 – 34TH STREET (4500-25-747)

It is recommended that the approval of Subdivision No. 4500-25-747, if granted, be subject to the applicant entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to construct a total of eleven (11) units in general consistency with the proposed site plan and any variation of the plan may require the Developer to obtain approval from Brandon City Council who may request additional public input and amendment to the agreement.
2. The Developer agrees to the construction of Plateau Drive, to a full urban cross-section including but not limited to all applicable servicing infrastructure (wastewater, water and land drainage mains). The Developer further agrees to the construction of a multi-use path along the west side of Plateau Drive Right-of-Way for the entire length of Lot 1 with sidewalk along the west side which is not adjacent to Lot 1 and a public sidewalk along the east side of the Plateau Drive Right-of-Way.
3. The Developer agrees to the construction of the east/west “Public Road” to a full urban cross-section including but not limited to all applicable servicing infrastructure (wastewater, water and land drainage mains). The Developer further agrees to the construction of a multi-use path along the north side of Public Road Right-of-Way and a public sidewalk along the south side of the Public Road Right-of-Way and either a 1.0m wide centre median for that portion of road located adjacent to proposed Lot 1 or rear lane access to Lots 2 through 11 to minimize driveway conflicts on a collector street, as per the Southwest Brandon Secondary Plan, s. 4.4.8.
4. The Developer agrees to install traffic calming measures at all future and proposed intersections of Plateau Drive and/or “Public Road” in accordance with the Southwest Brandon Secondary Plan Traffic Impact Study.
5. The Developer agrees to construct a temporary turnaround with a minimum 15m radius at the western dead-end of “Public Road” to ensure Sanitation and any other applicable vehicles can turnaround.
6. The Developer agrees to construct a secondary emergency access from the western dead-end of “Public Road” in accordance with Brandon Fire and Emergency Services Regulation P-19 – Street Development/Access Road Regulation/Addressing.

7. The Developer agrees to provide stormwater storage for a 1-in-100 year post-development rainfall event, limiting the discharge rate to that of 1-in-5 year pre-development rainfall event.
8. The Developer agrees to provide financial contribution towards trees to be planted within the adjacent boulevards and right-of-ways. Exact number of trees to be determined through detailed design drawings and to be in accordance with the Urban Landscape Design Standards tree spacing. Tree pricing to be based on City tree contract pricing at the time of development agreement execution.
9. The Developer acknowledges the site will be subject to development charges. Network Infrastructure charges of \$191,872.41 (2025 rates) are due upon the execution of the development agreement in accordance with Schedule B-2 of the Development Charges By-law. Additional development charges will be charged against any future buildings and will be applied at the time of issuance of a building permit.
10. The Developer agrees to provide a traffic memo confirming compliance with the existing Southwest Brandon Secondary Plan Traffic Impact Study and provide any additional improvements based on traffic volumes resulting from increased student population.
11. The Developer agrees that as a condition of the subdivision approval, to provide an updated Brookwood South Neighbourhood Plan (BSNP) prior to approval of any subsequent land use applications in the Brookwood South Neighbourhood Plan Area, including all supporting servicing and traffic engineering studies. Further, the updated BSNP must also ensure total usable greenspace areas (Public Reserves) be 10% of the entire quarter-section except for land previously set aside for the Manitoba Hydro substation.
12. To provide written confirmation that necessary arrangements have been made for postal service and that the pick-up / drop off location of the community mailbox has been determined between the Developer and Canada Post; to the approval of Canada Post. The location of the community mailbox must be indicated on the design construction drawings submitted to the City Engineer for review. Such location is to be approved by the City Engineer prior to the issuance of any development and/or building permits.
13. The Developer agrees to submit a Detailed Cost Estimate, prepared by their Consulting Engineer for all work proposed within the right-of-way. The cost estimate is subject to review and approval by the City Engineer.
14. The Developer will be responsible to submit an Irrevocable Letter of Credit totalling 15% of the Detailed Cost Estimate. Submission of the security is required prior to the issuance of a development permit.

It is requested 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
Subdivision No. 4500-25-747



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



Sonikile Tembo, RPP
Principal Planner