

Attachment “E”

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: July 4, 2025

**RE: REZONING OF 548, 552, 556 & 560 PARK STREET AND 525, 533, 537,
543, 551, 555 & 559 FREDERICK STREET (Z-07-25)**

It is recommended that the approval of Rezoning No. Z-07-25, if granted, be subject to the applicant entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to construct a childcare facility and on-site amenities 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 mitigate increased stormwater runoff from the lands, limiting runoff to that of pre-development conditions.
3. The Developer agrees to provide a financial contribution towards boulevard trees prior to issuance of a development permit. The exact number of trees to be determined through the 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.
4. The Developer agrees to contribute \$4,622.88 for cash-in-lieu of land dedication of public reserve.
5. The Developer agrees to provide to the City, a Traffic Impact Study for review and comment/acceptance by the City's Engineering Department.
6. The Developer agrees to consolidate Certificate of Title Nos. 2704352/2, 2704353/2, 2704355/2, 2704356/2, 2704361/2, 2704627/2, 2704628/2, 2704629/2, 2775270/2, 2872652/2 & 3239311/2 and to provide proof of consolidation prior to the issuance of a development permit.
7. The Developer agrees to remove any existing driveway approaches that are not required for this development. Restoration of the curb, gutter and a sodded boulevard are required at each location where the approach has been removed. Further, those portions of public sidewalk located at 548 Park Street, 560 Park Street, 551 Frederick Street and 555 Frederick Street, are to be replaced as required due to low spots created from the removal of approaches.

8. The Developer agrees to remove the existing southern lane approach to McTavish Avenue East and restore the curb, gutter, sodded boulevard. Portions of the public sidewalk are to be removed and replaced to maintain consistent sidewalk grade.
9. The Developer agrees that all relocation and/or implementation of street signage for the site is the sole financial responsibility of the Developer.
10. The Developer agrees to provide to the City's Planning & Buildings Department an updated concept or master plan for the area. Said submission is required prior to the issuance of any building permits applied for in the area, excluding the childcare facility.

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
Rezoning No. Z-07-25



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



Sonikile Tembo, RPP
Principal Planner