

## Attachment “D”

### REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: February 11, 2025

#### RE: **CONDITIONAL USE FOR 1328 ROSSER AVENUE AND 115 – 14<sup>TH</sup> STREET (C-01-25)**

It is recommended that the approval of Conditional Use No. C-01-25, if granted, be subject to the Developer entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to construct a 3-storey 24-unit multi dwelling building on the Lands in general compliance with the provided site plan.
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 remove the existing 14<sup>th</sup> Street approaches and restore the curb, boulevard, and any other improvements as a result of the removal.
4. The Developer agrees to remove the existing asphalt surfacing located within the 14<sup>th</sup> Street boulevard adjacent to the Lands and replace it with sod.

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-01-25



---

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



---

Sonikile Tembo, RPP  
Principal Planner