

Attachment “ ”

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: May 23, 2019

RE: Rezoning No. Z-02-19-B for 2222 Currie Blvd, Brandon

It is recommended that the approval of Rezoning No. Z-02-19-B, if granted, be subject to the applicant entering into a Development Agreement subject to the following conditions:

1. The Developer agrees that the site is approved for a maximum intensity of use of 40,000 square feet.
2. The Developer agrees to pay a contribution towards twenty (20) boulevard trees. The amount of payment for such trees will be calculated at the time of execution of the development agreement and based upon the City's tree contract pricing for the current year. Payment in full will be required at the time of execution of the development agreement.
3. The Developer agrees to provide written confirmation from Manitoba Infrastructure confirming the approval of a traffic impact study for this development area.
4. The Developer agrees prior to the issuance of a development and/or building permit to provide written confirmation from Manitoba Infrastructure stating there is no drainage issues between the site and the provincial highway system.
5. The Developer agrees prior to the issuance of a development and/or building permit to provide written confirmation from Manitoba Infrastructure ensuring the design of the site addresses future upgrades to Patricia Avenue/PTH 10 (18th Street) intersection and the offset of Currie Boulevard.
6. Should the Developer choose to construct private mains to service the commercial development, the Developer agrees to enter in to a Private Sewer and Water Agreement with the City, for the servicing of the property. The agreement is to be executed by the property owner prior to the issuance of a development and/or building permit and shall be registered prior to the issuance of a Development Permit.
7. Should the Developer choose to extend wastewater within the 18th Street (PTH10)/Currie Boulevard right-of-way, the extension will be secured under the development agreement.
8. The Developer agrees to construct accesses to the site per the City of Brandon specifications and TAC standards.
9. The Developer acknowledges removal of any existing access to the site are to be restored to City Of Brandon specifications.
10. 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.

11. The Developer acknowledges additional financial contributions may be required from the Developer pending review of the site design analysis. Any contributions will be 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
Rezoning No. Z-02-19-B



Patrick Pulak, P. Eng.
City Engineer



Ryan Nickel, RPP
Chief Planner