Date May 14, 2019

To Chair and Members
Committee of the Whole – Operations and Administration

From E. (Beth) Goodger, General Manager
Public Works Commission

1.0 Type of Report
Consent Item [ ]
Item For Consideration [X]

2.0 Topic Winzen Residential Homes Limited - Echo Park Subdivision Agreement [Financial Impact – None]

3.0 Recommendation

A. THAT Report 2019-152, “Winzen Residential Homes Limited - Echo Park Subdivision Agreement” BE RECEIVED; and

B. THAT the Clerk BE DIRECTED to place the Subdivision Agreement between The Corporation of the City of Brantford, Brantford Power and Winzen Residential Homes Limited on a Signing by-law for approval of City Council; and

C. THAT the by-law attached to Report 2019-152, being a by-law to Dedicate Part 3 (0.3m Reserve) on Plan BC131902 as part of the Public Highway to be known as part of Grey Street, Brantford, Ontario, BE PRESENTED to City Council for adoption.

4.0 Purpose and Overview

To pass a by-law to Authorize the Mayor and Clerk to sign a Subdivision Agreement with Winzen Residential Homes Limited for the development of the
Echo Park Subdivision, provided all Municipal concerns have been fulfilled. The report also seeks approval to pass a by-law to Dedicate Part 3 (0.3m Reserve) on Plan BC131902 as part of the Public Highway to be known as part of Grey Street. This dedication will permit legal access to the lots on Grey Street within the Echo Park Subdivision, at no cost to the City.

5.0 Background

The subject lands received draft plan approval from Council at its regular meeting held on August 22\textsuperscript{nd}, 2017 through Report CD2017-095: Zoning By-law Amendment PZ-05-17, and Draft Plan of Subdivision 29T-17503 – Winzen Residential Homes Ltd. – Grey Street Extension (Southside). The following are the first three recommendations from that report approved by Council:

A. THAT Zoning By-law Amendment Application PZ-05-17, submitted by T. Johns Consulting Group Ltd., on behalf of Winzen Residential Homes Ltd., affecting lands on the south side of Grey Street (between James Avenue and Rowanwood Avenue), to change the zoning from “Holding - Residential Type 1B Zone (H-R1B)” and “Residential Type 1B Zone (R1B)” to “Holding - Residential Type 2 - Exception Zone (H-R2-XX)” and “Open Space Type 1 Zone (OS1)”, BE APPROVED in accordance with the applicable provisions as noted in Section 8.2 and 8.3 of Report CD2017-095; and

B. THAT Draft Plan of Subdivision Application 29T-175031750 submitted by T. Johns Consulting Group Ltd., on behalf of Winzen Residential Homes Ltd., affecting lands on the south side of Grey Street (between James Avenue and Rowanwood Avenue), City of Brantford, BE APPROVED, subject to the conditions included in Section 9.0 “Conditions of Draft Plan Approval” of Report CD2017-095; and

C. THAT the By-law to remove the “Holding (H)” provision from the subject lands not be presented to Council for approval until a Subdivision Agreement has been entered into between the applicant and the City, and securities have been received; and

As noted in the recommendation from that report, Winzen Residential Homes Limited, the developer of the Echo Park Subdivision Development, is required to enter into a Subdivision Agreement with the City of Brantford. This Agreement will identify the conditions of draft plan approval, as well as all Municipal concerns regarding services, drainage, etc.
The subject lands are located in the east part of the City on the south side of Grey Street, between James Avenue and Rowanwood Avenue. A location map and Draft Registered Plan of Subdivision are attached as Appendices A and B of the report. The vacant lands north of this Subdivision are subject to a separate planning application and as such, not part of this Agreement.

In 2008, Council of the City of Brantford authorized the City of Brantford to expropriate the lands shown as Parts 1, 2 & 3 in Attachment B of this report. The lands were expropriated to build the completion of Grey Street from east of James Street to west of Rowanwood Avenue. Through this expropriation, 0.3 meter reserves (parts 2 and 3 on Attachment D) were held to prevent any legal access to the expropriated section of Grey Street.

6.0 Corporate Policy Context

6.1 Shaping our Future: Brantford’s Community Strategic Plan (2014-2018)

The application was reviewed within the context of the Municipal Strategic Plan 2014-2018 during the Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision, and was consistent with the long-term desired outcomes set out under Goal 3, Managed Growth and Environmental Leadership. In particular:

“Brantford will be known as a city that manages growth wisely, makes optimum use of its infrastructure and is a leader in infill and brownfields redevelopment.”

These applications assist in achieving the objectives toward managing growth wisely and making optimum use of existing infrastructure through the extension of the existing road network and municipal services.

7.0 Input From Other Sources

7.1 Technical Liaison Response

The detailed design of the proposed subdivision has been circulated to internal and external review agencies and through this review process all draft plan conditions and internal and external review agency concerns have been cleared.

In preparing the road dedication by-law, staff consulted with staff from City’s Planning Department of the Community Development Commission, Legal and Real Estate Department of the Corporate Services Commission and Survey Services Division of the Engineering Services Department. Based on these consultations, no issues were raised that would prevent the dedication of this block as part of public highway.
7.2 Public Response

Concerns have been raised by residents in the area regarding existing drainage issues west of the proposed development mainly in the James Street area. Through the detailed design review of the storm water management strategy, the developer’s engineer has demonstrated how they can develop this subdivision without increasing storm water runoff to the proposed storm sewer outlet that runs north under the CN rail line. The storm water management for this development was reviewed by the City’s peer review consultant, GM Blue Plan, who concluded that the proposal met current City standards and staff agrees with this conclusion.

8.0 Analysis

Winzen Residential Homes Limited received draft plan approval from Council in August 2017 (Report CD2017-095) since this time, Winzen Residential Homes Limited has worked with City staff and external agencies to satisfy all of their conditions of draft approval. It is now the appropriate time to enter into a subdivision agreement.

Once the Final Plan and Subdivision Agreement have been registered on the title of the lands, and all municipal infrastructures have been constructed to the satisfaction of the City of Brantford, building permits can be issued. This time frame will come in the summer of 2019.

The assumption process of the subdivision will commence once the homes are fully built out, and the infrastructure is constructed to City of Brantford Standards.

The Echo Park Subdivision will consist of a total of 49 residential dwelling lots including 19 single detached dwelling units and 30 semi-detached dwelling units. There will be a property block for a park and there are three property 0.3 metre reserve blocks, which will be lifted once the Subdivision Agreement is approved to allow access for the development.

As part of this development Cumberland Street will be extended from the existing termination point west of 17 Cumberland Street to the new connection point at Grey Street, as shown in Appendix B.

9.0 Financial Implications

There are no financial implications at this time; however there are future financial implications. The City begins to incur costs once there is occupancy in the
subdivision. Waste collection, winter control, and grass cutting all begin with first occupancy. The City will not incur full operating costs until final assumption.

Work is underway to quantify operating expenses and projected revenues from development. This will be a requirement of the recently approved Asset Management Planning for Municipal Infrastructure (Ontario Regulation 588/17).

Currently the City’s operating and capital budgets for services and infrastructure are not correspondingly adjusted when infrastructure and services are added. As a result there is a growing gap in budgets and associated resources to provide service and replace infrastructure.

As part of this development, the following municipal infrastructure will be installed:

- 685 metres of road
- 1235 metres of curb
- 1167 metres of sidewalk
- 707 metres of watermain
- 623 metres of sanitary sewer
- 1359 metres of storm sewer

10.0 Conclusion

Winzen Residential Homes Limited, the developer of the Echo Park Subdivision Development, is required to enter into a Subdivision Agreement with the City of Brantford. This is to satisfy the conditions of draft plan approval, as well as all Municipal concerns regarding services, drainage, etc.

E. (Beth) Goodger  
General Manager  
Public Works Commission

Russ Loukes, P.Eng., PTOE  
Director  
Engineering Services
Gary Peever, P.Eng.
Manager of Development Engineering
Engineering Services

Attachments (if applicable):

- Attachment A – Location Map
- Attachment B – Draft M-Plan for Echo Park Subdivision
- Attachment C – Draft By-law
- Attachment D - Copy of Plan BC131902

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required [x] yes [ ] no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk [x] yes [ ] no

Is the necessary by-law or agreement being sent concurrently to Council? [x] yes [ ] no
LOCATION MAP

LEGEND

Subject Lands