To Mayor and Members of City Council

From E. (Beth) Goodger, General Manager

Public Works Commission

1.0 Type of Report

Consent Item [ ]
Item For Consideration [x]

2.0 Topic King and Benton Redevelopment Corp. – Parkside Drive Subdivision Agreement [Financial Impact – None]

3.0 Recommendation

A. THAT Report 2019-325, “King and Benton Redevelopment Corp. – Parkside Drive 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, King and Benton Redevelopment Corp. and Epireon Capital Limited on a signing by-law for approval of City Council.

4.0 Purpose and Overview

To pass a by-law to Authorize the Mayor and Clerk to sign a Subdivision Agreement with King and Benton Redevelopment Corp. for the development of the Parkside Drive Subdivision, provided all Municipal concerns have been fulfilled.
5.0 Background

The subject lands received draft plan approval from Council at its regular meeting held on December 19th, 2017 through Report CD2017-174: Draft Plan of Subdivision 29T-17504 – Parkside Drive Subdivision. The following are the two recommendations from that report approved by Council.

A. THAT Draft Plan of Subdivision Application 29T-17504 submitted by Labreche Patterson and Associates Inc., on behalf of King and Benton Redevelopment Corp., affecting lands located on the west side of Parkside Drive, between Dufferin Avenue and Burwell Street, City of Brantford, BE APPROVED, subject to the conditions included in Section 9.0 “Conditions of Draft Plan Approval” of Report CD2017-174; and

B. THAT Pursuant to Section 51(38) of the Planning Act, R.S.O. 1990, c.P.13. the following statement SHALL BE INCLUDED in the Notice of Decision:

“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Sections 7.2 and 8.4.1 of Report CD2017-174.

As noted in the recommendation from that report, King and Benton Redevelopment Corp., the developer of the Parkside Drive 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 Homedale area of the City, on the west side of Parkside Drive and south of Dufferin Avenue as shown in the location map in Appendix A. The Draft Registered Plan of Subdivision is attached as Appendix B of this report.

6.0 Corporate Policy Context

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.

7.2 Public Response

There has been no concerns from residents brought to staff’s attention during the clearance of draft plan conditions.

8.0 Analysis

King and Benton Redevelopment Corp. received draft plan approval from Council in December 2017 (Report CD2017-174). Since this time, King and Benton Redevelopment Corp. have 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. The parties to the Subdivision Agreement are The Corporation of the City of Brantford, Brantford Power, King and Benton Redevelopment Corp. and Epireon Capital Limited.

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. The developer has advised that the necessary work will be completed and building permits will be requested in the fall 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 Parkside Drive Subdivision will consist of a total of 13 residential dwelling lots which will be single detached units.
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. Since this subdivision is being built on an existing City street (Parkside Drive), the financial implications to the City will be lower compared to new green field development where the City would assume operating costs for additional roadways.

Work is underway to quantify operating expenses and projected revenues from development. This will be a requirement of the 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:

- 422 metres of sidewalk
- 333 metres of sanitary sewer

10.0 Conclusion

King and Benton Redevelopment Corp., the developer of the Parkside Drive 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. These conditions have been satisfied and Council approval is being requested to execute the Subdivision Agreement between The Corporation of the City of Brantford, Brantford Power, King and Benton Redevelopment Corp. and Epireon Capital Limited.
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
APPENDIX A

LOCATION MAP
Application 29T-17504

LEGEND
SUBJECT LAND (Parkside Drive Subdivision)