

MANAGEMENT REPORT

Date: March 25, 2024
To: Mayor and Council
From: Adam Betteridge, Director of Building and Planning Services
Report Number: COU24-033
Attachments: Draft Approved Plan of Subdivision

Title: Subdivision Agreement for Werner Bromberg Limited – 236 Britannia Street Development

Objective: To enter into a subdivision servicing agreement with Werner Bromberg Limited to subdivide the Lands known as 236 Britannia Street in accordance with draft plan approval File No. 31T19-001.

Background: The subject lands are located on the north side of Britannia Street between Churchill Circle and Briarhill Drive. Council approved the draft plan of subdivision (31T19-001) on February 22, 2021. Following its approval, a third-party appeal was submitted to the Ontario Land Tribunal (OLT) but was ultimately withdrawn on October 26, 2021.

The development encompasses single detached and semi-detached residential lots, multi-residential blocks, walkway blocks, a stormwater management block, and a reserve block, all supported by new local streets. The draft approved plan of subdivision is attached.

Analysis: The draft approval conditions require the owner/developer, being Werner Bromberg Limited, to satisfy several conditions, many of which get included into the terms of a subdivision agreement so that they can be completed concurrently with the physical construction of the development. These include financial obligations (i.e. security provisions), utilities/service provisions, parkland dedication, and construction of infrastructure to city standards. The subdivision agreement outlines responsibilities for road construction, stormwater management, and environmental protection measures to ensure the development aligns with city standards and strategic priorities.

Working closely with the City's Project Engineer (Infrastructure Services Department) and the owner/developer's engineer, the City's solicitor has prepared the subdivision

agreement to include and ensure certain site-specific obligations are met, and the owner/developer is agreeable to the terms. These include but are not limited to:

- **Financial Obligations:** Prior to final approval, the Owner/developer is required to fulfill all financial obligations to the City, including providing securities and local improvement charges.
- **Utility and Infrastructure Requirements:** The Owner/developer must grant necessary easements and land dedications for municipal purposes and ensure all roads, sidewalks, and municipal services meet the City's standards.
- **Stormwater Management:** A comprehensive approach to stormwater management is mandated, including submission of a stormwater servicing report, construction of a stormwater management facility in one phase, and semi-annual monitoring reports.
- **Erosion and Sediment Control:** The Owner/developer is required to submit an erosion/sediment control plan identifying all measures to be used during construction phases, with the City having the authority to install or rectify controls if necessary.
- **Environmental and Health Safety Measures:** Measures include planting street trees, protecting trees on abutting properties, and ensuring the water system maintains quality standards through specific engineering reports and plans.
- **Community and Accessibility Features:** The subdivision agreement addresses the owner/developer's requirement to construct fencing, relocate the existing bus shelter and signage, establish the locations for Community Mailboxes, design AODA compliant walkway connections, and implement on-street parking plans.
- **Legal and Regulatory Compliance:** Compliance with all City of Stratford standards, guidelines, and the Planning Act requirements is mandatory. The agreement includes clauses for emergency vehicle access, sanitary servicing reports, and parkland dedication.

There are some remaining details pertaining to easements that need to be addressed by the Owner/Developer. Staff and legal counsel are satisfied that these matters can be addressed following Council's approval of the agreement. Accordingly, the recommendation provides that Council authorizes the Mayor and Clerk to execute the agreement following such time that the Director of Building and Planning is satisfied that the Owner/Developer has addressed these outstanding matters.

Financial Implications:

Financial impact to current year operating budget:

The owner/developer is responsible for all costs associated with the agreement's terms, including infrastructure development and maintenance until assumption by the city. The agreement includes provisions for financial securities and contributions towards city costs incurred by the development.

Financial impact on future year operating budget:

Upon assumption of the infrastructure, there will be annual operating and maintenance costs for the roads, sidewalks, sewers and watermains.

Link to asset management plan and strategy:

Upon assumption of the infrastructure, these assets will be specifically added to the asset management plan. The new assets replacements will be planned for based on estimated useful life. The adjustment to the asset management plan will impact future capital planning forecasts and funding strategies will be updated accordingly.

Legal considerations:

The agreement has been prepared and finalized by the City's solicitor. All legal fees for registration of the agreement are the responsibility of the owner/developer.

Alignment with Strategic Priorities:

Mobility, Accessibility and Design Excellence

Improving ways to get around, to and from Stratford by public transit, active transportation and private vehicle.

Developing our Resources

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

Alignment with One Planet Principles:

Land and Nature

Protecting and restoring land for the benefit of people and wildlife.

Sustainable Water

Using water efficiently, protecting local water resources and reducing flooding and drought.

Travel and Transport

Reducing the need to travel, encouraging walking, cycling and low carbon transport.

Staff Recommendation: THAT the Mayor and Clerk, or their respective delegates, be authorized on behalf of The Corporation of the City of Stratford to enter into a Subdivision Servicing Agreement, substantively in the form provided and subject to the Director of Building and Planning being satisfied that the owner / developer has satisfied and appropriately addressed any outstanding matters, with Werner Bromberg Limited to subdivide the Lands known as 236 Britannia Street in accordance with draft plan approval File No. 31T19-001.

Prepared by: Adam Betteridge, MPA, MCIP, RPP, Director of Building and Planning Services

Recommended by: Joan Thomson, Chief Administrative Officer