

Report to Council

Report Title:	Crawford Street Development		
Prepared By:	Sonya Watson, Chief Administrative Officer, Fiona Hamilton, Clerk, Ray Holliday, CBO		
Department:	Administration		
Date:	May 12, 2020		
Report Number:	CAO2020-05	File Number:	C11CAO
Attachments:	Site Plan Agreement, Development Agreement		

Recommendation:

That the Council of the Municipality of Brockton hereby received Report Number CAO2020-05, Crawford Street Development, prepared by staff and in so doing recommends bringing forward the appropriate By-Law to approve the Crawford Street Development Agreement and Site Plan Agreement.

Report:

Background:

On January 21, 2020 Council approved a re-zoning application to support an 18-unit townhouse development at 9 Crawford Street in Walkerton. Since that time staff and the municipal engineer Bruce Potter from B.M. Ross have been working with Jim Spitzig and Al Reich (“the developers”) and their engineer Steve Cobean from Cobide Engineering on the project.

As a result of the zoning the property was placed under Site Plan Control requiring a Site Plan Agreement. The developers are also responsible for constructing the municipal street known as Crawford Street in accordance with the “Municipal Development and Serving Guidelines” as an access street to the development. To ensure this construction is completed in accordance with municipal standards a Development Agreement is also required that outlines the costs associated with this development.

Analysis:

Both the Development Agreement and the Site Plan Agreement have been attached for Council’s review and consideration. The developers are anxious to get started on the project. I would note section 2. on Schedule “G” states the following:

1. The Municipality of Brockton shall contribute the total sum of \$10,000.00 towards the construction of the Works in recognition of the public benefit provided to the Municipality of Brockton in having sidewalks installed in this area and the stormwater management improvements.

The Municipality has used this property as an outlet for storm water from an area of Bill Street for a number of years. Therefore, in relation to this new development we have agreed that the Municipality should be responsible for the costs associated with construction of the infrastructure along the easement to put in place an appropriate stormwater outlet across the property which has been included in the Storm Water Management plans. We have also agreed to half of the cost to construct sidewalks along Crawford Street for pedestrian safety. The costs have been reviewed by staff and the Municipal Engineer and total \$10,000. The developer is investing significantly in Municipal Road upgrades and residential development for the community. Staff have worked with the developers and came to a suitable agreement that supports moving this project forward.

We recommend Council approve the By-Laws as presented to allow this project to proceed.

Sustainability Checklist:

What aspect of the Brockton Sustainable Strategic Plan does the content/recommendations in this report help advance?

- Do the recommendations help move the Municipality closer to its Vision? Yes
- Do the recommendations contribute to achieving Cultural Vibrancy? N/A
- Do the recommendations contribute to achieving Economic Prosperity? Yes
- Do the recommendations contribute to Environmental Integrity? Yes
- Do the recommendations contribute to the Social Equity? Yes

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

This development will result in significant assessment for the municipality and resulting tax revenue in the future. The municipality will realize \$6000 in parkland fees and further administrative fees as outline in the agreement. The \$10,000 towards infrastructure will come from the Roads Budget.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Sonya Watson, Chief Administrative Officer