

Attachment “D”

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: July 7, 2023

RE: REZONING OF 1, 3 & 5 CROCUS GARDENS ROAD (Z-06-23)

It is recommended that the approval of Rezoning No. Z-06-23, if granted, be subject to the Developer entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to develop a two-phase retirement/convalescent home in general consistency with the attached site plan. Phase 1 shall consist of a 47 unit building and Phase 2, if constructed in the future, shall consist of an additional 30 unit building addition.
2. The Developer agrees to consolidate the properties of 1, 3 & 5 Crocus Gardens Road and 1340-10th Street prior to the release of a building permit.
3. The Developer agrees to update their Stormwater Servicing Study dated May 23, 2001 as prepared by Wardrop Engineering Inc. to account for current City of Brandon IDF information and the existing stormwater network impacted by the proposed development. The update to the study is to be submitted to the City for review prior to issuance of a development permit.
4. The Developer agrees to enter into a Private Wastewater Service Maintenance Agreement for the Lands with 2, 4, 6, 7 & 8 Crocus Gardens Road obtaining authorization to service the Lands from the existing private wastewater main within Crocus Gardens Road. The Private Wastewater Service Maintenance Agreement is to be submitted for registration on all affected titles prior to the issuance of a development permit. Should the Developer not be able to obtain a Private Wastewater Service Maintenance Agreement, the Developer will be required to service the development with wastewater by way of connection to the public wastewater sewer main within Queens Avenue.
5. The Developer agrees to enter into a Private Sewer and Water Agreement with the City of Brandon for the Lands with such agreement including 2, 4, 6, 7 & 8 Crocus Gardens. The Developer agrees to facilitate execution of agreement between the City and all affected property owners and to have the agreement submitted for registration on all affected titles prior to the issuance of a building permit.
6. The Developer agrees any existing water or sewer service connections pre-installed to 1, 3 or 5 Crocus Gardens which will not be utilized by the development will be disconnected in accordance with the Water and Wastewater By-law.

7. The Developer agrees to contribute \$3,912.94 for cash in lieu of land dedication of public reserve. This contribution is due in full upon execution of the development agreement.
8. The Developer agrees to contribute to the Brandon School Division in lieu of land dedication in the amount of \$15,592.59 for 77 units for both Phases 1 & 2 development.

The Engineering Department requests 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-06-23



Marc Chapin, CET
Acting Manager of Strategic Infrastructure



Sonikile Tembo, RPP
Principal Planner