



Report
Staff Report
 The Corporation of the City of Brampton
 3/20/2024

Date: 2024-02-28

Subject: **Request for Budget Amendment: Developer Reimbursement for the Development of Two (2) Neighbourhood Parks and One (1) Pedestrian Trail – Wards 4, 6 & 8**

Contact: Ed Fagan, Director, Parks Maintenance & Forestry

Report number: Community Services-2024-209

RECOMMENDATIONS:

1. That the report from Mitchell Wiskel, Manager, Parks Planning, Development & Capital Delivery, dated February 28, 2024, to the Committee of Council Meeting of March 20, 2024, re: **Request for Budget Amendment: Developer Reimbursement for the Development of Two (2) Neighbourhood Parks and One (1) Pedestrian Trail – Wards 4, 6 & 8**, be received; and
2. That a budget amendment be approved for Project #245860 - Park Blocks and NHS Trail Block in the amount of \$467,509 with full funding to be transferred from Reserve #134 – DC: Recreation.

OVERVIEW:

- **Two new neighbourhood parks and a pedestrian trail (Goreway Drive and Humberwest Drive right-of-way Parkette Surplus Lands, National Homes Goreway Inc, Ward 8) and (Park Block 42 & 47, Umbria Developers Inc – Allegro, Ward 4) and (Mount Pleasant 51-2 NHS West Channel Block 302, Argo Wanless Limited, Ward 6) have been constructed and completed by the developers in the respective subdivisions, in accordance with the approved drawings.**
- **In accordance with ‘Schedule D’ of the approved Subdivision Agreements, the developers are entitled to reimbursement from the City of Brampton for the agreed upon costs of developing the respective parks.**
- **The developers have satisfied the City’s requirements and staff is prepared to issue payments for the construction of the two parks and a pedestrian trail.**

- **This report recommends that Council authorize a budget amendment of \$467,509 to reimburse National Homes Goreway Inc., Umbria Developers Inc. and Argo Wanless Limited.**

BACKGROUND:

When a new subdivision contains a park or trail, the park or trail is typically constructed by the developer. Construction drawings are prepared by the developer's landscape consultant and approved by the City's Open Space Development Section (Community Services Department). The developer is entitled to compensation for the cost of the park or trail development through Development Charges collected, specifically through Reserve #134 – DC: Recreation. This is detailed in Appendices B, D and F - 'Schedule D' of the Subdivision Agreements for the three plans. Funding for the reimbursements must be approved by Council before payment for the completed works can be processed.

CURRENT SITUATION:

National Homes Goreway Inc. has completed the right-of-way parkette surplus lands to staff's satisfaction, met the conditions of the subdivision agreement and have invoiced for the works.

Umbria Developers Inc. have partially completed the park and staff have agreed to a partial reimbursement payment at this time of 80%. The remaining reimbursement payment of 20% will be released upon full 100% completion. Umbria Developers Inc. have met the conditions of the subdivision agreements and have invoiced for the works.

Argo Wanless Limited has completed the pedestrian trail to staff's satisfaction, met the conditions of the subdivision agreements and have invoiced for the works.

This report recommends approval for the costs in the capital budget and to allow the City to complete its obligation to reimburse the developers. For the Umbria Park, the playground has been constructed to meet Rubberized Play Surface standards for a fully accessible playground.

The developers have completed the respective parks and pedestrian trails to staff's satisfaction, met the conditions of the subdivision agreements and have invoiced for the works. This report recommends approval for the costs in the capital budget and to allow the City to complete its obligation to reimburse the developers.

Goreway Dr and Humberwest Drive right-of-way Parkette Surplus Lands, National Homes Goreway Inc.:

Park Cost as per Subdivision Agreement: \$ 47,300.00
 Cost increase as per approved change orders: \$ 34,843.66
 Revised cost of right-of-way Parkette Surplus Lands: \$ 82,143.66
 (13 % H.S.T. included)

Park Block 42 & 47, Umbria Developers Inc.:

Park Cost as per Subdivision Agreement: \$ 323,969.31
 Cost increase as per approved change orders: \$ 76,113.50
 Revised cost of Park Block 42 & 47: \$ 400,082.88
 (13 % H.S.T. included)

NHS West Channel Block 302, Argo Wanless Limited:

Park Cost as per Subdivision Agreement: \$ 36,917.10
 (13 % H.S.T. included)

CORPORATE IMPLICATIONS:

Financial Implications:

The City has received the developers' reimbursement invoices as per 'Schedule D' of the Subdivision Agreements and applicable change orders. Therefore, a budget amendment will be required to increase Capital Project 245860 in the amount of \$467,509 as shown below, with full funding to be transferred from Reserve #134 – DC: Recreation.

<i>Project #</i>	<i>Developer</i>	<i>Description/Park Block</i>	<i>Total Budget Amendment Amount (\$)</i>
245860-002	National Homes Goreway Inc.	Right-of-way Parkette Surplus Lands (Registered Plan 43M-2101)	\$73,974
245860-003	Umbria Developers Inc.	Park Block 42 & 47 (Registered Plan 43M-2086)	\$360,289
245860-004	Argo Wanless Limited	NHS West Channel Block 302 (Registered Plan 43M-1968)	\$33,246
Grand Total			\$467,509

*All amounts include non-recoverable HST of 1.76% and excludes the 13% HST.

STRATEGIC FOCUS AREA:

This report supports the following Strategic Focus Areas:

- Environmental Resilience & Sustainability – Implementing a Green Framework
- Growing Urban Centres & Neighbourhoods – Continue to design and build new activity hubs to provide accessible spaces and play elements to residents of all ages and abilities.

CONCLUSION:

As part of the respective subdivision agreements, the developers have completed and partially completed the park works in their developments to the satisfaction of the City. Therefore, staff recommends that the 2024 Capital Budget be amended to allow the City to meet its obligation to pay the amounts owed to the developer.

Authored by:

Reviewed by:

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 Parks Maintenance & Forestry
 Community Services

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 Director
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Approved by:

Approved by:

Bill Boyes
 Commissioner
 Community Services

Marlon Kallideen
 Chief Administrative Officer

Attachments:

- Appendix A – Location Map and Site Photo, Goreway Dr and Humberwest Drive right-of-way Parkette Surplus Lands, National Homes Goreway Inc.
- Appendix B – Schedule ‘D’, Excerpt of the Subdivision Agreement, National Homes Goreway Inc.
- Appendix C – Location Map and Site Photo, Park Block 42 & 47, Umbria Developers Inc
- Appendix D – Schedule ‘D’, Excerpt of the Subdivision Agreement, Park Block 42 & 47, Umbria Developers Inc
- Appendix E – Location Map and Site Photo, NHS West Channel Block 302, Argo Wanless Limited
- Appendix F – Schedule ‘D’, Excerpt of the Subdivision Agreement, Argo Wanless Limited