



Report
Staff Report
 The Corporation of the City of Brampton
 10/2/2024

Date: 2024-09-16

Subject: **Request for Budget Amendment: Developer Reimbursement for the Development of One Neighbourhood Park (Park Block 61 & 185, Northwest Brampton Developments Inc.) – Ward 6**

Contact: Mitchell Wiskel, Manager, Parks Planning, Development & Capital Delivery, Parks Maintenance & Forestry

Report number: Community Services-2024-752

RECOMMENDATIONS:

1. That the report from Mitchell Wiskel, Manager, Parks Planning, Development & Capital Delivery, Parks Maintenance & Forestry to the Committee of Council Meeting of October 2, 2024 re: **Request for Budget Amendment: Developer Reimbursement for the Development of One Neighbourhood Park (Park Block 61 & 185, Northwest Brampton Developments Inc.) – Ward 6**, be received; and
2. That a budget amendment be approved and capital project 245860-005 be increased by the amount of \$846,190 for the reimbursement for the development of one neighborhood park (Park Block 61 & 185) with full funding to be transferred from Reserve #134 – DC: Recreation.

OVERVIEW:

- **A new neighbourhood park (Park Block 61 & 185, Northwest Brampton Developments Inc., Ward 6) has been constructed and completed by the developer in the respective subdivision in accordance with the approved drawings.**
- **In accordance with ‘Schedule D’ of the approved Subdivision Agreement, the developer is entitled to reimbursement from the City of Brampton for the agreed upon costs of developing the respective park.**
- **The developer has satisfied the City’s requirements and staff is prepared to issue payment for the construction of the one park.**

- **This report recommends that Council authorize a budget amendment of \$846,190 to reimburse Northwest Brampton Developments Inc with funding to be transferred from Reserve #134 – DC: Recreation.**

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 - '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:

Northwest Brampton Developments Inc. has completed the park to staff's satisfaction, met the conditions of the subdivision agreement and have invoiced for the work. This report recommends approval for the costs in the capital budget and to allow the City to complete its obligation to reimburse the developer. For the Northwest Brampton Developments Inc. park, the playground has been constructed to meet Rubberized Play Surface standards for a fully accessible playground and the inclusion of park lighting.

Northwest Brampton Developments Inc. Park Block 61 & 185:

Park Cost as per Subdivision Agreement:	\$597,690.55
<u>Cost increase as per approved Change Order and price adjustments:</u>	<u>\$341,961.13</u>
Revised cost of Park Block 61 & 185 Lands: (13 % H.S.T. included)	\$939,651.68

CORPORATE IMPLICATIONS:

Financial Implications:

The City has received the developer's reimbursement invoices as per 'Schedule D' of the Subdivision Agreements and applicable change orders. Therefore, a budget amendment will be approved to increase Capital Project 245860-005 in the amount of \$846,190 as shown below, with full funding to be transferred from Reserve #134 – DC: Recreation.

Project # 245860-005

Developer: Northwest Brampton Developments Inc.

Park Block 61 & 185 (Registered Plan 43M-2100 & 43M-2099)

Total Budget Amendment: \$846,190*

*Includes non-recoverable HST of 1.76%

STRATEGIC FOCUS AREA:

Health & Well-being: Focusing on citizens' belonging, health, wellness, and safety by providing accessible spaces and play elements for all residents.

CONCLUSION:

As part of the respective subdivision agreements, the developer has completed the park work in their development to the satisfaction of the City. Therefore, staff recommends a budget amended to allow the City to meet its obligation to pay the amounts owed to the developer.

Authored by:

Reviewed by:

Mitchell Wiskel
 Manager, Parks Planning
 Development & Capital Delivery
 Parks Maintenance & Forestry

Ed Fagan
 Director
 Parks Maintenance & Forestry

Approved by:

Approved by:

Bill Boyes
 Commissioner

Marlon Kallideen
 Chief Administrative Officer

Community Services

Attachments:

- Appendix A – Location Map and Site Photo, Northwest Brampton Developments Inc.
- Appendix B – Schedule 'D', Excerpt of the Subdivision Agreement, Northwest Brampton Developments Inc.