



**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 4/23/2025

**Date:** 2025-04-02

**Subject:** **Budget Amendment – Developer Reimbursement for the Development of Trails and Parks – Wards 6 & 9**

**Contact:** Ed Fagan, Director, Parks Maintenance & Forestry

**Report number:** Community Services-2025-310

**RECOMMENDATIONS:**

1. That the report from Ed Fagan, Director, Parks Maintenance & Forestry to the Committee of Council Meeting of April 23, 2025, re: **Budget Amendment – Developer Reimbursement for the Development of Trails and Parks – Wards 6 & 9**, be received; and
2. That a budget amendment be approved for Project #255860 - (3) Park Blocks and (2) NHS Trail Blocks in the amount of \$4,456,875 with full funding to be transferred from Reserve #134 – DC: Recreation.

**OVERVIEW:**

- **One Valley land Pedestrian Trail & Bridges (Blocks 327,328,333 & 335, Remembrance Road, Mattamy-Grella, Ward 6) and Two Neighbourhood Parks (Block 414, Brent Stephens Way & Block 415, Clockwork Drive, TFP Clockwork, Ward 6) and One Valley land Trail, Bridge & Park (Block 221, Inder Heights Drive and Blocks 216, 217 & 219 Inder Heights Drive, Partacc Gate, Ward 9) have been constructed and completed by the developers in the respective subdivisions in accordance to 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 and pedestrian trails.**
- **The developers have satisfied the City’s requirements and staff are 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 \$4,456,875 to reimburse Mattamy-Grella (720634 Ontario Ltd), TFP Clockwork Developments Inc and Partacc Gate Kennedy Developments Inc.**

## **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 Attachments 2, 4 and 6 - '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:**

Mattamy-Grella (720634 Ontario Ltd) has completed the pedestrian trail and bridges to staff's satisfaction, met the conditions of the subdivision agreement and have invoiced for the works.

TFP Clockwork Developments Inc has completed the two parks to staff's satisfaction, met the conditions of the subdivision agreement and have invoiced for the works.

Partacc Gate Kennedy Developments Inc has completed the park, pedestrian trail and bridge to staff's satisfaction, met the conditions of the subdivision agreement 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 three parks, the playgrounds have 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 and to allow the City to complete its obligation to reimburse the developers.

<i>Item</i>	<i>Park Cost (as per Subdivision Agreement)</i>	<i>Cost Increase (as per approved Change Orders)</i>	<i>Revised Cost (including 13% H.S.T)</i>
Pedestrian Trail & Bridges, Valley Land Blocks 327, 328, 333 & 335, Mattamy-Grella (720634 Ontario Ltd)	\$ 893,058.21	No Changes	\$ 893,058.21
Park Block 414, TFP Clockwork Developments Inc.	\$ 417,189.31	\$ 174,491.00	\$ 591,680.31
Park Block 415, TFP Clockwork Developments Inc.	\$ 630,494.00	\$ 187,257.06	\$ 817,751.06
Park Block 221, Partacc Gate Kennedy Developments Inc	\$ 1,965,643.93	No Changes	\$ 1,965,643.93
Pedestrian Trail & Bridge, Valley Land Blocks 216, 217 & 219, Partacc Gate Kennedy Developments Inc.	\$ 557,951.63	\$ 123,069.40	\$ 681,021.06

## **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 255860 in the amount of \$4,456,875 as shown below, with full funding to be transferred from Reserve #134 – DC: Recreation.

<b>Project #</b>	<b>Developer</b>	<b>Description/Park Block</b>	<b>Total Budget Amendment Amount (\$)</b>
255860-002	Mattamy-Grella (720634 Ontario Ltd)	Valley Land Blocks 327, 328, 333 & 335	\$804,228
255860-003	TFP Clockwork Developments Inc	Park Block 414	\$532,828
255860-004	TFP Clockwork Developments Inc	Park Block 415	\$736,412
255860-005	Partacc Gate Kennedy Developments Inc	Park Block 221	\$1,770,125
255860-006	Partacc Gate Kennedy Developments Inc	Valley Land Blocks 216, 217 & 219	\$613,282
<b>Grand Total</b>			<b>\$4,456,875</b>

\*All amounts include non-recoverable HST of 1.76%

#### **STRATEGIC FOCUS AREA:**

- **Health & Well-being:** Focusing on citizens' belonging, health, wellness, and safety, by continuing to design and build new outdoor amenities to provide accessible spaces and play elements to residents of all ages and abilities.
- **Transit & Connectivity:** Focusing on connected infrastructure that is safe, convenient, efficient, and sustainable.
- **Growing Urban Centres & Neighbourhoods:** Focusing on an economy that thrives with communities that are strong and connected.

#### **CONCLUSION:**

As part of the respective subdivision agreements, the developers have completed works in their developments to the satisfaction of the City. Therefore, staff recommends that the 2025 Capital Budget be amended to allow the City to meet its obligation to pay the amounts owed to the developer.

Authored by:

Reviewed by:

---

Ed Fagan  
Director  
Parks Maintenance & Forestry  
Community Services

---

Ed Fagan  
Director  
Parks Maintenance & Forestry  
Community Services

Approved by:

Approved by:

---

Bill Boyes  
Commissioner  
Community Services Department

---

Marlon Kallideen  
Chief Administrative Officer

**Attachments:**

- Attachment 1 – Location Map and Site Photo, Remembrance Road, Pedestrian Trail in Valley Land, Mattamy-Grella (720634 Ontario Ltd).
- Attachment 2 – Schedule 'D', Excerpt of the Subdivision Agreement, Mattamy-Grella (720634 Ontario Ltd).
- Attachment 3 – Location Map and Site Photo, Park Block 414 & 415, TFP Clockwork Developments Inc.
- Attachment 4 – Schedule 'D', Excerpt of the Subdivision Agreement, Park Block 414 & 415, TFP Clockwork Developments Inc.
- Attachment 5 – Location Map and Site Photo, Park Block 221 and Pedestrian Trail & Bridge, Valley Land Blocks 216, 217 & 219, Partacc Gate Kennedy Developments Inc.
- Attachment 6 – Schedule 'D', Excerpt of the Subdivision Agreement, Park Block 221 and Pedestrian Trail & Bridge, Valley Land Blocks 216, 217 & 219, Partacc Gate Kennedy Developments Inc.