

Date: 2019-12-23

Subject: **Request for Budget Amendment: Developer Reimbursements for Parkland Over Dedication for a Neighbourhood Park (Ward 6)**

Contact: Roger da Cunha, Supervisor, Park Planning
Parks Maintenance & Forestry Division, Community Services
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Report Number: Community Services-2021-056

Recommendations:

1. That the report titled: **Request for Budget Amendment: Developer Reimbursements for Parkland Over Dedication for a Neighbourhood Park (Ward 6)**, to the Committee of Council Meeting of January 20, 2021, be received; and
2. That a budget amendment be approved for Project # 216760-001 – Park Land Over Dedication & Opportunity Purchases in the amount of \$4,768,168 with full funding to be transferred from Reserve #2 – CIL Parkland.

Overview:

- **The following Neighbourhood Park has been conveyed to the City: Mayfield Road Brampton Inc., Block 59 43M-2090, Mount Pleasant Block 51-2**
- **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 cost for Parkland Over Dedication.**
- **The developers have satisfied the City’s requirements and staff is prepared to issue payment.**
- **This report recommends that Council authorize a budget amendment of \$4,768,168.**

Background:

The City's Park Planning and Development Section (Community Services) provides direction on the location and size of parks in new subdivisions to meet established service levels. When a new subdivision plan yields a park block larger than the parkland dedication requirements of the Planning Act the developer is entitled to compensation for the over dedication of parkland through Parkland Cash-in- Lieu collected. Parkland requirements are detailed in 'Schedule D' of the Subdivision Agreement for the plan. Funding for the reimbursement comes from Reserve #2 – Parkland Cash in Lieu. Funding for the reimbursement must be approved by Council before payment for the over dedication can be processed.

Current Situation:

As per 'Schedule D' of the Mayfield Road Brampton Inc. Subdivision Agreement, the Plan yields a Parkland Dedication requirement of 0.192 ha (0.473 ac.) based on Section 51.1 of the Planning Act. The Developer has conveyed Block 59 totaling 1.840 ha (4.546 ac.) in fulfillment of the Parkland Dedication requirements established by Park Planning and Development. This results in a parkland over-dedication of 1.648 ha (4.073ac.) which the City agreed to provide compensation, at a land value rate of \$1,300,000/acre, in the amount of \$5,294,840.42.

Staff confirms that payment must be made by the City as the Plan has been registered, the conveyance of the Park Block is complete and the City is in receipt of a letter from the Developer requesting payment in accordance with this agreement.

This report is intended to obtain approval for the costs in the capital budget and allow the City to complete its obligation to reimburse the developers. The details of the requested reimbursement are provided below:

Development Name:	Mayfield Road Brampton Inc.
Registered Plan No.:	43M-2090
Park Block:	Park Block Block 59
Ward:	6
Reimbursement Amount: (13 % H.S.T. included)	\$5,294,840.42

Corporate Implications:

Financial Implications:

The City has received a Developer reimbursement invoice as per 'Schedule D' of Subdivision Agreements. Therefore, a budget amendment will be required to increase Capital Project 216760 in the amount of \$4,768,168 as shown in the table below.

Project # 216760-001
Mayfield Road Brampton Inc., Block 59 43M-2090
Budget Amendment: \$4,768,168
*Includes non-recoverable HST of 1.76%

Term of Council Priorities:

This report supports the following Term of Council Priorities:

- Brampton is a Green City – Direction 3.2 Implement a Green Framework
- Brampton is a Healthy & Safe City – Direction 4.4 Continue to design and build new activity hubs to provide accessible spaces and play elements for residents of all ages and abilities

Conclusion:

As part of the subdivision agreement, the developer has completed the parkland conveyance to the satisfaction of the City. Therefore, staff recommends that the 2021 Capital Budget be amended to allow the City to meet its obligation to pay the amount owed to the developer.

Authored by:

Reviewed by:

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Ed Fagan
Acting Director, Parks Maintenance and Forestry

Approved by:

Submitted by:

Derek Boyce, M.A.
Acting Commissioner, Community Services

David Barrick
Chief Administrative Officer

Attachments:

- Appendix A - Location Map
- Appendix B - Schedule 'D' of Subdivision Agreement