

SCHEDULE D
(section 11)**PARKLAND REQUIREMENTS** (revised Sept. 4, 2020) (Condition 9 of Parks Planning Memo)**1. Parkland Dedication Required – Phase 1 Plan 1**

- a. Parkland calculations are based on the Plan dated December 18, 2019 and Surveyor Certificate dated December 18, 2019.
- b. The following Park Blocks shall be conveyed.

Plan No.	Block #	Hectares
1	59	1.840
Total		1.840 ha

- c. Parkland Dedication requirements for the Plan are in accordance with the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended.
- d. The Plan yields a Parkland Dedication requirement of 0.19 ha (0.47 ac.) based on Section 51.1 of the Planning Act. The Developer shall convey Block 59 totaling 1.84 ha (4.55 ac.) in fulfillment of the Parkland Dedication requirements. This results in a parkland over-dedication of 0.99 ha (2.44 ac.) 1.648ha (4.073ac.) which the City agrees to provide compensation, at a land value rate of \$1,300,000/hectare, in the amount of ~~\$2,176,899.35~~ \$5,294,840.42. Payment shall be made by the City following registration of the Plan and conveyance of the Park Block, upon receipt of a letter from the Developer requesting payment in accordance with this agreement.
- e. The following Blocks have not been included in the calculation of Parkland Dedication requirements and will instead be collected as a condition of future development or redevelopment.

Plan No.	Block #	Land Use	Hectares
1	NIL	NIL	NIL
Total			NIL

2. SPECIAL PARKLAND REQUIREMENTS**2.1 PARKLAND BLOCK 59 (SHARED PARK WITH ADJACENT PLANS)**

The Developer acknowledges and agrees that the proposed Park Block 59, which is shared between this Plan and the adjacent plans being: Park Block 184 on Plan 43M-1991 (2088013 Ontario Inc. (Lakeside/Empire Communities), City File C02W16.002, formerly draft plan 21T-11012B Phase 2, Plan 2); and Park Block 163 on Plan 43M-2039 (Panshore Investment Inc., City File C02W17.002, formerly draft plan 21T-11009B Phase 2, Plan 2); (the "Shared Park") shall be designed and constructed in its entirety, in accordance with the approved *Mount Pleasant Block Plan 51-2: Allou Green Community – Community Design Guidelines*. The Developer agrees to coordinate the completion of the Shared Park with the owners of Park Block 184 on Plan 43M-1991; and Park Block 163 on Plan 43M-2039 within twenty-four (24) months of the registration of this Plan, unless this time is extended in writing by the City.

2.2 Parkland Construction Requirements**2.2.1 Shared Park**

- Topsoil stripping and rough grading
- Catch basins and storm sewers
- Topsoil supply, spreading, fine grading, topsoil amendments, sodding and planting

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- Asphalt pathways & hard surfacing
- Walkway lighting
- Play ground and play structure
- Splash pad and waterplay structure
- Shade structure and Trellis
- Site furniture

2.2.1 Cost of Work and Payment Schedule

2.2.1 The total City Cost of the Shared Park shall not exceed **\$1,765,567.11** including H.S.T.

2.2.2 Payment subject to a) Performance Acceptance by the City, b) publication of Substantial Performance and passing of the 45-day holdback period specified under the Construction Lien Act. c) Clear title of the property, and d) approval of the City cost by the City in its capital budget.

2.3 Performance and Maintenance Guarantees

50% Performance and 50% Maintenance Bonds

2.4 Completion Schedule

The Developer shall complete all works related to parkland development shown on the approved parkland landscape plan within twelve (12) months of the first building permit being issued for any lot or block on the Plan, unless this time is extended in writing by the City. This extension, if granted, shall not extend beyond October 15th of the second year after the first building permit is issued.

In the event the Developer does not comply with the above noted requirements, there shall be no further reduction in the security held by the City until these requirements have been met.