

**Date:** 2020-02-03

**Subject:** Request for Budget Amendment – Developer Reimbursement for the Development of Three Neighbourhood Parks

**Neighbourhood Parks:**

1. Primont Homes (Mount Pleasant) Inc. Park Block 64 (Ward 6)
2. Northwest Brampton Developments Inc. Park Block 323 (Ward 6)
3. Hayford Holdings Inc. Park Block 180 (Ward 10)

**Contact:** Ed Fagan, Acting Director, Parks Maintenance & Forestry  
(905) 874 - 2913

**Report Number:** Community Services-2021-202

**Recommendations:**

1. That the report titled: **Request for Budget Amendment - Developer Reimbursement for the Development of Three Neighbourhood Parks**, to the Committee of Council Meeting of March 10, 2021, be received; and
2. That a budget amendment be approved for Project #215860 – Park Blocks in the amount of \$1,395,479 with full funding to be transferred from Reserve #134 – DC: Recreation

**Overview:**

- The following three neighbourhood parks been constructed and completed by the respective developers in accordance to the approved drawings:
  - 1) Primont Homes (Mount Pleasant) Inc. Park Block 64 (Ward 6)
  - 2) Northwest Brampton Developments Inc. Park Block 323 (Ward 6)
  - 3) Hayford Holdings Inc. Park Block 180 (Ward 10)
- 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 cost 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 three parks.**
- **This report recommends that Council authorize a budget amendment of \$1,395,479 to reimburse the three developers.**

**Background:**

When a new subdivision contains a park, the park 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 development through Development Charges collected. This is detailed in ‘Schedule D’ of the Subdivision Agreement for the plan. Funding for the reimbursement comes from Reserve #134 - DC: Recreation. Funding for the reimbursement must be approved by Council before payment for the completed works can be processed.

**Current Situation:**

Through the respective Subdivision Agreements, the three developers were required to design and construct the parks in their developments.

The developers have completed the parks to staff’s satisfaction, met the conditions of the respective subdivision agreements and have invoiced for the work. 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:

**Development Name: Primont Homes (Mount Pleasant) Inc. (Phase 1)**  
**Registered Plan No.: 43M-1941**  
**Park Block: Park Block 64**  
**Ward: 6**  
**Reimbursement Amount: \$ 281,558.15**  
**(13 % H.S.T. included)**

**Development Name: Northwest Brampton Developments Inc.**  
**Registered Plan No.: 43M-2043**  
**Park Block: Park Block 323**  
**Ward: 6**  
**Reimbursement Amount: \$ 777,978.17**  
**(13 % H.S.T. included)**

**Development Name:** Hayford Holdings Inc. (Phase 1)  
**Registered Plan No.:** 43M-1982  
**Park Block:** Park Block 180  
**Ward:** 10  
**Reimbursement Amount:** \$ 490,080.72  
 (13 % H.S.T. included)

**Corporate Implications:**

Financial Implications:

The City has received the developer reimbursement invoices as per 'Schedule D' of the Subdivision Agreement. Therefore, a budget amendment will be required to increase Capital Project 215860 in the amount of \$1,395,479.00 as shown below, with full funding to be transferred from Reserve #134 – DC: Recreation.

Project # 215860-003 Primont Homes (Mount Pleasant) Inc. (Phase 1), Park Block 64 (Registered Plan 43M-1941) Budget Amendment: \$253,552
Project # 215860-004 Northwest Brampton Developments Inc., Park Block 323 (Registered Plan 43M-2043) Budget Amendment: \$700,594
Project # 215860-005 Hayford Holdings Inc. (Phase 1), Park Block 180 (Registered Plan 43M-1982) Budget Amendment: \$441,333
Total Budget Amendment: \$1,395,479
*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 – Implement a Green Framework
- Brampton is a Healthy and Safe City – 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 subdivision agreement, the developers have completed the park works in their development 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 amounts owed to the developers.

Authored by:

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Submitted by:

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Marion Nader  
Commissioner, Community Services

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**Attachments:**

- Appendix A: Location Map and Site Photo, Primont Homes Park Block 64
- Appendix B: Schedule 'D', Primont Homes Park Block 64
- Appendix C: Location Map and Site Photo, NW Brampton Park Block 323
- Appendix D: Schedule 'D', NW Brampton Park Block 323
- Appendix E: Location Map and Site Photo, Hayford Holdings Park Block 180
- Appendix F: Schedule 'D', Hayford Holdings Park Block 180