

**Date:** 2021-05-26

**Subject:** **Budget Amendment Developer Reimbursement Recreational Trail - TFP Clockwork Developments and Argo Limited Valley**

**Secondary Title:**

1. TFP Clockwork Developments Inc. Valley (NHS) Blocks 411, 412 and 413 (Ward 6)
2. Argo (Wanless) Limited Valley (NHS) Block 302 (Ward 6)

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

**Report Number:** Community Services-2021-672

**Recommendations:**

1. That the report titled **Budget Amendment Developer Reimbursement Recreational Trail - TFP Clockwork Developments and Argo Limited Valley**, to the Committee of Council Meeting of June 23, 2021, be received; and
2. That a budget amendment be approved for Project #215860 – Park Blocks in the amount of \$96,210 with full funding to be transferred from Reserve #134 – DC: Recreation

**Overview:**

- **The following two valley recreational trails have been constructed and completed by the respective developers in accordance to the approved drawings:**
  1. **TFP Clockwork Developments Inc. Valley (NHS) Blocks 411, 412 and 413 (Ward 6)**
  2. **Argo (Wanless) Limited Valley (NHS) Block 302 (Ward 6)**
- **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 valley blocks.**

- **The developers have satisfied the City’s requirements and staff is prepared to issue payments for the construction of the two recreational trails.**
- **This report recommends that Council authorize a budget amendment of \$96,210 to reimburse the two developers.**

**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. 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 two developers were required to design and construct the recreational trails in their developments.

The developers have completed the trails 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:** TFP Clockwork Developments Inc.  
**Registered Plan No.:** 43M-2058  
**Park Block:** Valley Blocks 411, 412 and 413  
**Ward:** 6  
**Reimbursement Amount:** \$ 74,952.90  
(13 % H.S.T. included)

**Development Name:** Argo (Wanless) Limited  
**Registered Plan No.:** 43M-1968  
**Park Block:** Valley Block 302  
**Ward:** 6  
**Reimbursement Amount:** \$ 31,882.95  
(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 \$96,210 as shown below, with full funding to be transferred from Reserve #134 – DC: Recreation.

Project # 215860-008

TFP Clockwork Developments Inc., Valley Blocks 411, 412 and 413 (Registered Plan 43M-2058)

Budget Amendment: \$67,498

Project # 215860-009

Argo (Wanless) Limited, Valley Block 302 (Registered Plan 43M-1968)

Budget Amendment: \$28,712

Total Budget Amendment: \$96,210

\*Includes non-recoverable HST of 1.76%

### Other Implications:

None

## **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 valley trail 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:

Approved by:

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Werner Kuemmling, Manager  
Open Space Development

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Ed Fagan, (Acting) Director  
Park Maintenance and Forestry

Approved by:

Submitted by:

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Marion Nader, Commissioner  
Community Services

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David Barrick    Chief Administrative Officer

**Attachments:**

- Appendix A – Location Map and Site Photos
- Appendix B - Schedule 'D', TFP Clockwork Developments Inc.
- Appendix C – Approved Cost Estimate, Argo (Wanless) Limited