

Date: 2021-09-10

Subject: **Request for Budget Amendment: Developer Reimbursement to Hayford Holdings Inc. for the Development of Park Block 63 and Valley Block 69**

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

Report Number: Community Services-2021-1023

Recommendations:

1. That the report titled: **Request for Budget Amendment: Developer Reimbursement to Hayford Holdings Inc. for the Development of Park Block 63 and Valley Block 69**, to the Committee of Council Meeting of October 13, 2021, be received; and
2. That a budget amendment be approved for Project #215860 – Park Blocks in the amount of \$230,662 with full funding to be transferred from Reserve #134 – DC: Recreation

Overview:

- **The following two park and valley recreational trail projects have been constructed and completed by Hayford Holdings Inc. through this developer’s residential development in the Vales of the Humber community (Ward 10):**
 - 1) **Park Block 63**
 - 2) **Valley Block 69**
- **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 of developing the two blocks.**
- **The developer has satisfied the City’s requirements and staff is prepared to issue payments for the construction of the two projects.**
- **This report recommends that Council authorize a budget amendment of \$230,662 to reimburse Hayford Holdings 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 and 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 Subdivision Agreement for Hayford Holdings Inc. Phase 2, the developer was required to design and construct the park and recreational trail according to the approved drawings.

The developer has completed the two projects to staff's satisfaction, met the conditions of the subdivision agreement and has 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 Hayford Holdings Inc.

The details of the requested reimbursements are:

Development Name:	Hayford Holdings Inc. Phase 2
Registered Plan No.:	43M-2025
Ward:	10
Park Block:	63
Reimbursement Amount: (13 % H.S.T. included)	\$93,740.85

Valley Block 69	
Reimbursement Amount: (13 % H.S.T. included)	\$162,397.95

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 \$230,662 as shown below, with full funding to be transferred from Reserve #134 – DC: Recreation.

Project # 215860-010
Hayford Holdings Inc. Phase 2, Park Block 63
Budget Amendment: \$84,417

Project # 215860-011
Hayford Holdings Inc. Phase 2, Valley Block 69
Budget Amendment: \$146,245

Total Budget Amendment: \$230,662

*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 developer, Hayford Holdings Inc. has completed the two projects 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:

Reviewed by:

Werner Kuemmling, Manager
Open Space Development

Ed Fagan, (Acting) Director
Park Maintenance and Forestry

Approved by:

Submitted by:

Marion Nader, Commissioner
Community Services

David Barrick
Chief Administrative Officer

Attachments:

Appendix A – Location Map and Site Photos, Hayford Holdings Inc. Phase 2
Appendix B – Excerpt of Schedule 'D', Hayford Holdings Inc. Phase 2