

Date: 2021-08-27

Subject: Request for Budget Amendment: Remembrance Road – Single Source Delivery of Development Charge Funded Road Infrastructure as part of the 720634 Ontario Limited Subdivision, Approved Draft Plan within Sub-Area 51-2 of the Mount Pleasant Secondary Plan, Ward

Contact: Frank Mazzotta, P. Eng., Manager, Development Engineering,
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Report Number: Public Works & Engineering-2021-960

Recommendations:

1. **THAT** the report titled: **Remembrance Road – Single Source Delivery of Development Charge Funded Road Infrastructure as part of the 720634 Ontario Limited Subdivision, Approved Draft Plan within Sub-Area 51-2 of the Mount Pleasant Secondary Plan, Ward: 6**, to the Committee of Council Meeting of September 22, 2021, be received; and
2. **THAT** Council authorize the Mayor and Clerk to enter into a Development Charges Credit Agreement, between The Corporation of the City of Brampton and 720634 Ontario Limited, for the Single Source Delivery of Development Charge Funded Road Infrastructure and for reimbursement, to the developer, of fifty percent (50%) of the actual reasonable cost of the construction of Remembrance Road, by the developer, within the 720634 Ontario Limited plan of subdivision (21T-16008B), up to a maximum of \$2,430,652 in accordance with the 2019 Development Charges Background Study; and
3. **THAT** the Development Charges Credit Agreement for the Single Source Delivery of Development Charge Funded Road Infrastructure for the construction of Remembrance Road, by the developer, within the 720634 Ontario Limited plan of subdivision (21T-16008B), shall be approved as to form by the City Solicitor and as to content by the Commissioner of Public Works and Engineering and the Commissioner of Corporate Support Services; and

4. **THAT** Council approve a budget amendment to capital project # 203710-001 - Remembrance Road to include a top-up of \$430,652; with funding to be transferred from Reserve # 137- Roads Development Charges, to ensure that sufficient funds are in-place for the reimbursement of Development Charges for this section of Remembrance Road

Overview:

- **This report requests Council’s authorization to allow the Mayor and Clerk to execute a Development Charges Credit Agreement between The Corporation of the City of Brampton and 720634 Ontario Limited to permit the reimbursement of Development Charges to the Developer, for the single source delivery of the construction of Remembrance Road within the 720634 Ontario Limited plan of subdivision (21T-16008B).**
- **This report also requests Council’s approval of a budget amendment increase of \$430,652 to existing Project 203710-001 for Remembrance Road within the 720634 Ontario Limited plan of subdivision to be funded from the Roads Development Charges Reserve Fund to ensure that sufficient funding is in-place for the reimbursement of Development Charges back to the Developer for the Single Source Delivery of the segment of Remembrance Road within the 720634 Ontario Limited plan of subdivision.**

Background:

In January 2006 Council endorsed a “*Corporate Guideline Regarding Arrangements to Allow Developers to Provide Single Source Delivery of Development Charge Funded Road Infrastructure*”, which has served as the basis for considering proposals for the early delivery of road infrastructure. The costing found within the roads program of the approved DC Background Study is the basis for determining the maximum development charge funds available for any reimbursement under such arrangements. The Development Charges Credit Agreement incorporates these single source clauses that limit the reimbursement amount to the value carried in the 2019 DC Background Study.

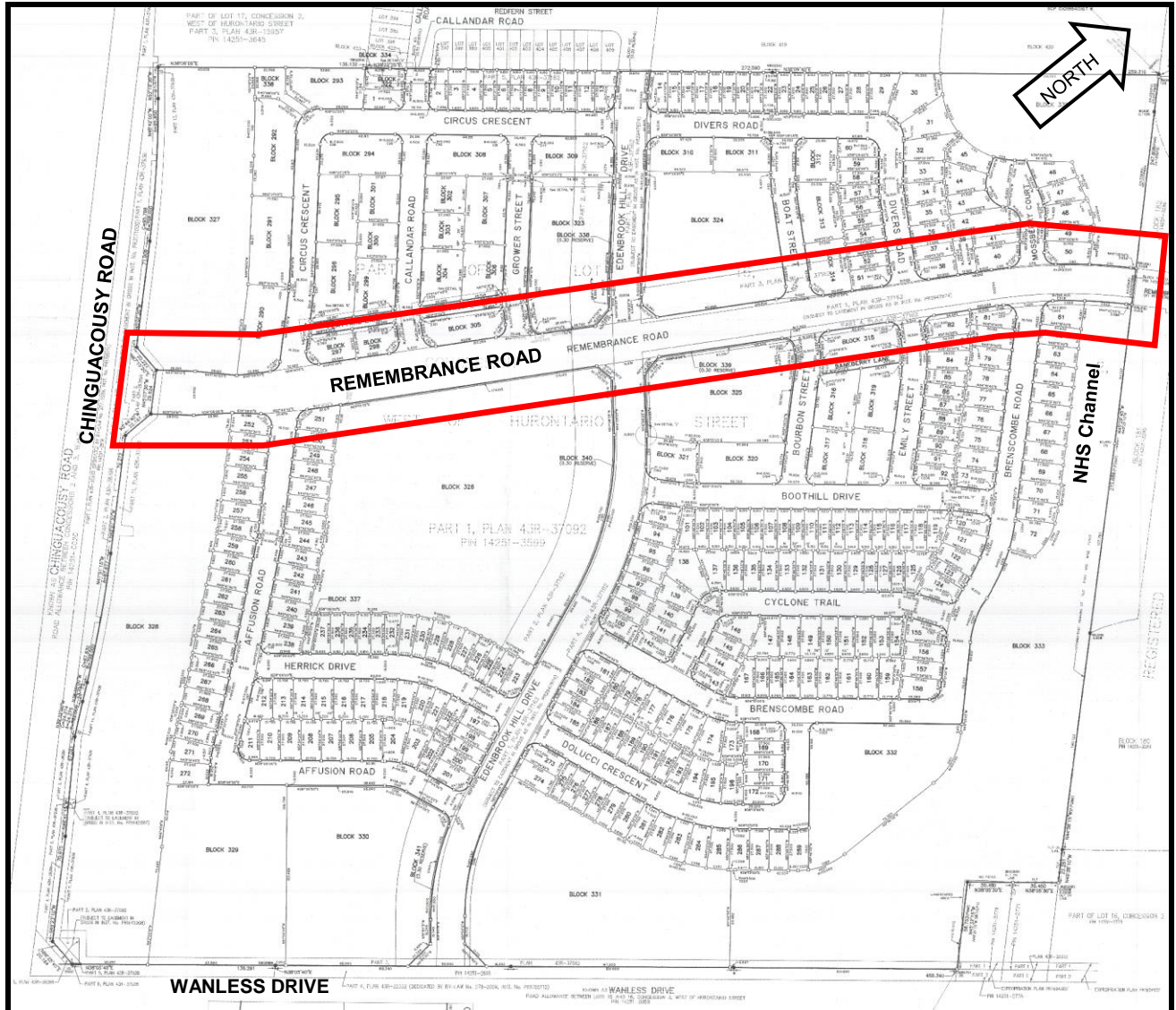
Prior to the construction of this segment of Remembrance Road and prior to the 2019 DC Background Study update, an estimated cost of \$2,000,000 for the growth portion of this segment of Remembrance Road was procured in Project 203710-001 through the Budget process.

With the segment of Remembrance Road within the 720634 Ontario Limited Subdivision now substantially complete, the cost of the growth related portion of Remembrance Road within the 720634 Ontario Limited subdivision is estimated at \$2,430,652. Accordingly a budget amendment increase to Project 203710-001 in the amount of \$430,652 is required to ensure that sufficient funds are in-place to permit the reimbursement of Development Charges to the Developer for same.

Current Situation:

720634 Ontario Limited (the Developer) constructed a segment of Remembrance Road within the limits of its plan of subdivision, described by registered plan 43M-2074 of 21T-16008B, from Chinguacousy Road to the NHS Channel at the east limit of the plan.

These works are part of the development of the Mount Pleasant 51-2 Block Plan area and the limits of Remembrance Road are illustrated in Figure 1 below.



720634 Ontario Limited will be submitting a claim to the City of Brampton requesting the reimbursement of Development Charges for this segment of Remembrance Road which they have constructed within the subdivision limits of registered plan 43M-2074. The cost of the growth related portion of this segment of Remembrance Road is estimated to be \$2,430,652. Accordingly, a Development Charges Credit Agreement is required to authorize the reimbursement of Development Charges to the Developer for same.

Interdepartmental Comments and Corporate Implications:

Planning Department

The City's Official Plan (Schedule 'B') and the Mount Pleasant Secondary Plan (Schedule SP 51(a)) designates Remembrance Road as "Collector Road" and "Transit Spine Collector Road" respectively. As identified in the approved Mount Pleasant Secondary Plan Transportation and Transit Master Plan, the construction of this road assists in the delivery of key transportation infrastructure and the provision of transit service to the Mount Pleasant community.

Financial Implications:

Subject to Council approval of the recommendation # 4, a budget amendment will be required to increase capital project # 203710-001-Remembrance Road in the amount of \$430,652 to be funded from Reserve # 137 -Roads Development Charges to ensure that sufficient funds are in-place for the reimbursement of Development Charges for this section of Remembrance Road, with the balance of the costs being the responsibility of the Developer. There is currently sufficient funding in Reserve # 137-Roads Development Charges to proceed with this initiative.

Term of Council Priorities:

The proposed construction of Remembrance Road as part of the subdivision supports the City's Strategic Plan priorities of Smart Growth and Strong Communities. Efficient coordination of the construction of infrastructure supports traffic and transit needs of the development and builds complete communities.

Living the Mosaic – 2040 Vision:

This report supports the following 2040 Vision:

- Vision 4: Transportation and Connectivity, as facilitating the delivery of Development Charge funded infrastructure in concert with subdivision development to support the connectivity and development of complete communities.

Conclusion:

Implementing the Single Source Delivery protocol through development applications has streamlined the administrative process of delivering DC funded Road Infrastructure while maintaining the integrity of the purchasing protocol. This continues to benefit the City by providing quality and timely service, supporting smart growth and building strong communities. It is recommended that Council adopt the recommendations of this report. Further, this Budget Amendment will ensure that sufficient funding is in-place to support the Single Source Delivery of Remembrance Road within the 720634 Ontario Ltd. Subdivision.

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