

Date: 2022-01-24

Subject: **Request for Budget Amendment: Developer Reimbursement for the Development of two Recreational Trails- Wards 4 & 6**

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

Report Number: Community Services-2022-125

Recommendations:

1. That the report titled: **Request for Budget Amendment: Developer Reimbursement for the Development of two Recreational Trails – Wards 4 & 6**, to the Committee of Council Meeting of March 9, 2022, be received; and
2. That a budget amendment be approved for Project #225860 – Park Blocks in the amount of \$458,138 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) LIV Communities Phase 3 Valley (NHS) Blocks 96, 97, 98 and 99 (Ward 6)
 - 2) I2 Developments (Brampton) Inc. Valley (NHS) Block (Ward 4)
- 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 \$458,138 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:	LIV Communities Phase 3
Registered Plan No.:	43M-2038
Park Block:	Valley (NHS) Blocks 96, 97, 98 and 99
Ward:	6
Reimbursement Amount:	\$ 470,737.77 (13 % H.S.T. included)

Development Name:	I2 Developments (Brampton) Inc.
Registered Plan No.:	43M-2062
Park Block:	Valley (NHS) Block
Ward:	4
Reimbursement Amount:	\$ 38,003.93 (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 225860 in the amount of \$458,138 as shown below, with full funding to be transferred from Reserve #134 – DC: Recreation.

Project # 225860-002

LIV Communities Phase 3, Valley (NHS) Blocks 96, 97, 98 and 99 (Registered Plan 43M-2038)

Budget Amendment: \$423,914

Project # 225860-003

I2 Developments (Brampton) Inc., Valley (NHS) Block (Registered Plan 43M-2062)

Budget Amendment: \$34,224

Total Budget Amendment: \$458,138

*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 2022 Capital Budget be amended to allow the City to meet its obligation to pay the amounts owed to the developers.

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Reviewed by:

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Approved by:

Marion Nader, Commissioner
Community Services

Submitted by:

David Barrick
Chief Administrative Officer

Attachments:

Appendix A: Location Map and Site Photo

Appendix B: Excerpt of Schedule D of the Subdivision Agreement for LIV Communities Phase 3

Appendix C: Location Map and Site Photo

Appendix D: Excerpt of Schedule D of the Subdivision Agreement for I2 Developments