

Date: 2022-04-11

Subject: **Request for Budget Amendment: Developer Reimbursement for the Development of two Parks in the Grella (Mattamy) Subdivision – Ward 6**

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

Report Number: Community Services-2022-525

Recommendations:

1. That the report titled: **Request for Development of Budget Amendment: Developer Reimbursement for the Development of two Parks in the Grella (Mattamy) Subdivision – Ward 6** to the Committee of Council Meeting of May 25, 2022, be received; and;
2. That a budget amendment be approved for the Project #225860 – Park Blocks in the amount of \$836,155 with full funding to be transferred from Reserve #134 – DC: Recreation.

Overview:

- The following two parks (Appendix A) have been constructed and completed by 720634 Ontario Ltd. in the Grella Mattamy subdivision in accordance with the approved drawings:
 - 1) Town Square Park Block 324 (Ward 6)
 - 2) Parkette Block 332 (Ward 6)
- In accordance with 'Schedule D' of the approved Subdivision Agreement (Appendix B), the developer, 720634 Ontario Ltd., is entitled to reimbursement from the City of Brampton for the agreed upon costs of developing the respective park blocks.
- The developer has satisfied the City's requirements and staff is prepared to issue payments for the construction of the two parks.

- **This report recommends that Council authorize a budget amendment of \$836,155 to reimburse 720634 Ontario Ltd.**

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:

The developer has completed the parks to staff's satisfaction, met the conditions of the subdivision agreement and has invoiced for the work. This report recommends approval for the costs in the capital budget and to allow the City to complete its obligation to reimburse the developer.

The details of the requested reimbursements are:

Development Name: 720634 Ontario Ltd.
Registered Plan No.: 43M-2074
Park Block: Town Square Park Block 324
Ward: 6
Reimbursement Amount: \$ 489,257.23
(13 % H.S.T. included)

Development Name: 720634 Ontario Ltd.
Registered Plan No.: 43M-2074
Park Block: Parkette Block 332
Ward: 6
Reimbursement Amount: \$ 439,255.07
(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 and applicable change orders. Therefore, a budget amendment will be required to increase Capital Project 225860 in the amount of \$836,155 as shown below, with full funding to be transferred from Reserve #134 – DC: Recreation.

Project # 225860-004
720634 Ontario Ltd., Town Square Park Block 324 (Registered Plan 43M-2074)
Budget Amendment: \$440,592

Project # 225860-005
720634 Ontario Ltd., Parkette Block 332 (Registered Plan 43M-2074)
Budget Amendment: \$395,563

Total Budget Amendment: \$836,155

*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 developer has completed the park development works in the subdivisions to the satisfaction of the City. Therefore, staff recommend that the 2022 Capital Budget be amended to allow the City to meet its obligation to pay the amounts owed to the developer.

Authored by:

Reviewed by:

Werner Kuemmling, Manager
Open Space Development,
Parks Maintenance and Forestry

Ed Fagan, Acting Director
Parks Maintenance and Forestry,
Community Services

Approved by:

Marlon Kallideen
Commissioner, Community Services

Attachments:

Appendix A – Location Map and Site Photo, 720634 Ontario Ltd.
Appendix B - Schedule 'D', 720634 Ontario Ltd.