

Date: 2022-06-06

Subject: **Request for Budget Amendment: Developer Reimbursement for Parkland Over-Dedication for a Neighbourhood Park - Ward 6**

Contact: Ed Fagan, Director, Park Maintenance & Forestry
Phone: (905) 874-2913

Report Number: Community Services-2022-690

Recommendations:

1. That the report from Jake Mete, Interim Senior Manager, Park Planning and Development, Community Services, dated June 6, 2022, to the Committee of Council Meeting of June 22, 2022 re: **Request for Budget Amendment: Developer Reimbursement for Parkland Over-Dedication for a Neighbourhood Park - Ward 6**, be received; and,
2. That a budget amendment be approved for Project #226760 – Parkland Over-Dedication in the amount of \$1,205,015 with full funding to be transferred from Reserve #2 – Parkland Cash in Lieu.

Overview:

- **The following Neighbourhood Park has been conveyed to the City: Northwest Brampton Developments Inc., Mount Pleasant Block Plan 51-2 (Registered Plan 43M-2100). See Appendix A.**
- **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 for Parkland Over-Dedication. See Appendix B.**
- **Staff recommends accepting and reimbursing the Developer for the parkland over-dedication to help address the parkland deficiencies at the City of Brampton. The developer has satisfied the City’s requirements and staff are prepared to issue payment.**

- **This report recommends that Council authorize a budget amendment of \$1,205,015 (taxes excluded).**

Background:

The City's Park Planning and Development Section in Parks Maintenance & Forestry provides direction on the location and size of parks in new subdivisions to meet established service levels. When a new subdivision plan yields a park block larger than the parkland dedication requirements of the Planning Act, the developer is entitled to compensation for the over-dedication of parkland through Parkland Cash in Lieu collected. Parkland requirements are detailed in 'Schedule D' of the Subdivision Agreement for the plan. Funding for the reimbursement comes from Reserve #2 – Parkland Cash in Lieu and must be approved by Council before payment for the over-dedication can be processed.

Current Situation:

As per 'Schedule D' of the Mayfield Properties Inc. Subdivision Agreement, the Plan yields a Parkland Dedication requirement of 0.160 ha (0.396 ac.) based on Section 51.1 of the Planning Act. The Developer has conveyed Block 61 totaling 0.607 ha (1.499 ac.) in fulfillment of the Parkland Dedication requirements established by Park Planning and Development. This results in a parkland over-dedication of 0.447 ha (1.104 ac.) which the City agreed to provide compensation, at a land value rate of \$1,212,578.61/acre, in the amount of \$1,338,115.25 (taxes included).

	Size of Land	Value of Land*
Total Parkland Required	0.160 ha (0.396 ac)	\$479,771.48
Total Parkland Provided	0.607 ha (1.499 ac.)	\$1,817,886.73
Difference	0.447 ha (1.104 ac.)	\$1,338,115.24

*Taxes included

Staff recommends accepting and reimbursing the Developer for the parkland over-dedication to help address the parkland deficiencies at the City of Brampton. Staff confirms that payment must be made by the City as the Plan has been registered, the conveyance of the Park Block is complete, and the City is in receipt of a letter from the Developer requesting payment in accordance with this agreement.

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 provided below:

Development Name:	Northwest Brampton Developments Inc.
Registered Plan No.:	43M-2100
Park Block:	Mount Pleasant Block 51-2, Park Block 61

Ward: 6
Reimbursement Amount: \$ 1,338,115.24
(13 % H.S.T. included)

Corporate Implications:

Financial Implications:

The City has received a Developer reimbursement invoice as per 'Schedule D' of the Subdivision Agreement. Therefore, a budget amendment will be required to increase Capital Project #226760 in the amount of \$1,205,015 as shown below.

Project # 226760-001

Northwest Brampton Developments Inc., Mount Pleasant Block 51-2 (43M-2100)

Budget Amendment: \$1,205,015

*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 works in the 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 developer.

Authored by:

Jake Mete
Interim Senior Manager
Park Planning & Development

Reviewed by:

Ed Fagan
Director
Parks Maintenance & Forestry

Approved by:

Marlon Kallideen
Commissioner
Community Services

Attachments:

Appendix A – Plan of Subdivision, 43M-2100
Appendix B – Schedule D (21T-17001B)