

Date: 2023-01-29

Subject: **Request for Budget Amendment: Developer Reimbursement for the Development of Three Neighbourhood Parks (Park Block 120, Scottish Heather Developments Inc., Park Block 59, Mayfield Road Brampton Inc. and Park Block 8, National Homes Goreway Inc.) – Wards 6**

Contact: Ed Fagan, Director, Parks Maintenance & Forestry

Report Number: Community Services-2023-157

Recommendations:

1. That the report from Werner Kuemmling, Manager, Parks Planning and Development, dated January 29, 2023, to the Committee of Council Meeting of February 22, 2023, re: **Request for Budget Amendment: Developer Reimbursement for the Development of Three Neighbourhood Parks (Park Block 120, Scottish Heather Developments Inc., Park Block 59, Mayfield Road Brampton Inc. and Park Block 8, National Homes Goreway Inc.) – Wards 6 & 8**, be received; and
2. That a budget amendment be approved for Project #225860 – Park Blocks in the amount of \$3,592,160 with full funding to be transferred from Reserve #134 – DC: Recreation.

Overview:

- **Three new neighbourhood parks (Park Block 120, Scottish Heather Developments Inc., Park Block 59, Mayfield Road Brampton Inc. and Park Block 8, National Homes Goreway Inc.) have been constructed and completed by the developers in the respective subdivisions in accordance to the approved drawings.**
- **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 costs of developing the respective parks.**

- **The developers have satisfied the City’s requirements and staff is prepared to issue payments for the construction of the three parks.**
- **This report recommends that Council authorize a budget amendment of \$3,592,160 to reimburse Scottish Heather Developments Inc., Mayfield Road Brampton Inc. and National Homes Goreway Inc.**

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, specifically through Reserve #134 – DC: Recreation. This is detailed in Appendices B, D and F - ‘Schedule D’ of the Subdivision Agreements for the three plans. Funding for the reimbursements must be approved by Council before payment for the completed works can be processed.

Current Situation:

The developers have completed the respective parks to staff’s satisfaction, met the conditions of the subdivision agreements and have invoiced for the works. This report recommends approval for the costs in the capital budget and to allow the City to complete its obligation to reimburse the developers. The playgrounds have been constructed to meet Rubberized Play Surface standards for a fully accessible playground.

Park Block 120, Scottish Heather Developments Inc.:

Park Cost as per Subdivision Agreement:	\$ 1,004,375.08
<u>Cost increase as per approved change orders:</u>	<u>\$ 197,537.56</u>
Revised cost of Park Block 120:	\$ 1,201,912.64

(13 % H.S.T. included)

Park Block 59, Mayfield Road Brampton Inc.:

Park Cost as per Subdivision Agreement:	\$ 1,765,567.11
<u>Cost increase as per approved change orders:</u>	<u>\$ 176,093.57</u>
Revised cost of Park Block 59:	\$ 1,941,660.68

(13 % H.S.T. included)

Park Block 8, National Homes Goreway Inc.:

Park Cost as per Subdivision Agreement:	\$ 657,721.02
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Cost increase as per approved change orders: \$ 187,639.73

Revised cost of Park Block 8: \$ 845,360.75
(13 % H.S.T. included)

Corporate Implications:

Financial Implications:

The City has received the developers' reimbursement invoices as per 'Schedule D' of the Subdivision Agreements and applicable change orders. Therefore, a budget amendment will be required to increase Capital Project 225860 in the amount of \$3,592,160 as shown below, with full funding to be transferred from Reserve #134 – DC: Recreation.

Project # 225860-007

Developer: Scottish Heather Developments Inc.

Park Block 120 (Registered Plan 43M-2078)

Total Budget Amendment: \$1,082,360

*Includes non-recoverable HST of 1.76%

Project # 225860-008

Developer: Mayfield Road Brampton Inc.

Park Block 59 (Registered Plan 43M-2090)

Total Budget Amendment: \$1,748,526

*Includes non-recoverable HST of 1.76%

Project # 225860-009

Developer: National Homes Goreway Inc.

Park Block 8 (Registered Plan 43M-2101)

Total Budget Amendment: \$761,274

*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 respective subdivision agreements, the developers have completed the park works in their developments 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:

Reviewed by:

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Approved by:

Approved by:

Chief Bill Boyes
Interim Commissioner
Community Services

Marlon Kallideen
Chief Administrative Officer

Attachments:

- Appendix A – Location Map and Site Photo, Scottish Heather Developments Inc., Park Block 120
- Appendix B – Schedule ‘D’, Excerpt of the Subdivision Agreement, Scottish Heather Developments Inc.
- Appendix C – Location Map and Site Photo, Mayfield Road Brampton Inc., Park Block 59
- Appendix D – Schedule ‘D’, Excerpt of the Subdivision Agreement, Mayfield Road Brampton Inc.
- Appendix E – Location Map and Site Photo, National Homes Goreway Inc., Park Block 8
- Appendix F – Schedule ‘D’, Excerpt of the Subdivision Agreement, National Homes Goreway Inc.