



Report to: Development Services Committee

Meeting Date: June 8, 2020

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**SUBJECT:** RECOMMENDATION REPORT  
Design, Construction and Financing of the Park in The  
Galleria Development by Times Group

**PREPARED BY:** Richard Fournier, Manager, Parks & Open Space  
Development, ext. 2120

**REVIEWED BY:** Ronji Borooah, City Architect, ext. 8340

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**RECOMMENDATION:**

- 1) THAT the report dated June 8, 2020 to Development Services Committee, titled 'Design, Construction and Financing of the Park in The Galleria Development by Times Group' be received;
- 2) AND THAT Council approve the request by Times Group to finance the cost of design, construction, and contract administration of this park identified as Plan 65M-3226, Part 1 of Part of Block 45 (0.41 ha/ 1.01 ac) in draft plan of subdivision 19TM-96008, subject to the conditions identified in Attachment A;
- 3) AND THAT Council authorize the reimbursement the cost of design, construction, and contract administration of this park up to a maximum of \$419,271.77;
- 4) AND THAT Council authorize the execution of an agreement by the Mayor and Clerk for the construction and reimbursement the cost of design, construction, and contract administration of this park;
- 5) AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

This report seeks approval for Times Group to finance the costs of design, construction, and contract administration associated with the development of the park identified as Plan 65M-3226, Part 1, Part of Block 45 (0.41 ha/ 1.01 ac) in draft plan of subdivision 19TM-96008 in The Galleria development.

**BACKGROUND:**

Neighborhood Park development and construction is critical to community building. Parks provide valuable greenspace and recreational opportunities for all segments of the population. Therefore, it is important that parks be constructed prior to the completion of residential developments so that new residents are offered the opportunity to enjoy greenspaces when they first occupy their dwellings. While City Staff works to complete new Neighborhood Parks in a timely manner through capital funded projects, working

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with developers to deliver parks at the same time as subdivision development may be beneficial to alleviate pressures to deliver parks at time of construction.

In order to alleviate some of these pressures, the City of Markham has previously allowed residential developers to design and build select Neighborhood Parks for the City. In coordination with Parks and Open Space Development staff, a developer through the hiring of accredited consultants and qualified contractors can complete the cost estimating, design, tendering, construction and contract administration of the entire Neighborhood Park Development process. This entire process is to be overseen by Parks and Open Space Development staff to ensure the City of Markham standards and details are met with quality and care at every stage of the park development. No stage of the Neighborhood Park Development processes can proceed until written confirmation from City staff has been provided.

Parks and Open Space Development Staff are currently working to standardize a Developer Build Program with guidelines that are transparent and predictable based on municipal best practices and industry standards. In advance of this program being formally developed and adopted, staff has worked with Times Group for the Leitchcroft Townhouse Park to be developer built.

Residents began moving into the townhomes surrounding Leitchcroft Townhouse Park in spring 2020. Times Group is prepared to tender and undertake construction of this park during the summer/fall of 2020 subject to the conditions identified in Attachment A & C with completion of the park anticipated by Fall of 2020.

### **PROPOSAL**

This 0.41ha/1.01ac park is located on the south side of Active Rd. located within the Times Galleria Residential Condominium Development. (see Attachment D)

This park is a neighborhood park and will include passive open space, a playground, shade structure, seating, trees and associated landscape works.

### **OPTIONS/ DISCUSSION:**

In a letter dated February 4, 2020, Mr. Hashem Ghadaki, Principal, Times Group requested permission from the City to allow Times Group to proceed with the design and construction of this park in 2020. Times Group would like to build this park to ensure that the park is completed and available for residents by the time of full occupancy of the development. Staff anticipate that by entering into this agreement, the design and tender of this park will occur through spring 2020 and that the park construction can start in summer 2020 (pending Covid-19 procedures) with substantial performance anticipated by Fall 2020.

In consideration of this request, this report seeks Council's approval for the early delivery of this park by Times Group and subsequent payment to the developer in accordance with the recommendations noted herein.

**FINANCIAL CONSIDERATIONS**

Funding for the reimbursement to Times Group in the amount of \$384,653.00 plus internal capital administration fees in the amount of \$34,618.77, totaling \$419,271.77 will be funded from Project #20028 Leitchcroft Townhouse Park – Design & Construction. The project has budget available in the amount of \$859,400.00. Balance remaining in the amount of \$440,128.23 (\$859,400.00 - \$419,271.77) will be returned to original funding sources.

***Operating and Life Cycle Impact***

It is anticipated the City will take assumption for maintenance of this park in Fall 2020. Operating budget impact, estimated in the amount of \$3,760 will be requested as part of the 2021 Operating Budget. The Life Cycle Reserve Study will be updated to include the future capital replacement cost of this park.

When designing the park, staff will consider the long-term maintenance, operational and capital replacement cost implications.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Safe, Sustainable & Complete Community

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The Finance Department, Legal Department & Operations Department have been consulted in the development of this report.

**RECOMMENDED BY:**

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Biju Karumanchery, M.C.I.P, R.P.P.  
Director of Planning & Urban Design

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Arvin Prasad, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

ATTACHMENT A – Additional Recommendations

ATTACHMENT B – Letter from Mr. Hashem Ghadaki

ATTACHMENT C – Landscape Architect's Scope of Work

ATTACHMENT D – Location Map