



Report to: Development Services Committee

Meeting Date: June 22, 2020

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**SUBJECT:** RECOMMENDATION REPORT  
Design, Construction and Financing of the Yorkton  
Community Phase 2 Parks by Kylemore Communities  
(Yorkton) Ltd.

**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 22, 2020 to Development Services Committee, titled 'Design, Construction and Financing of the Yorkton Community Phase 2 Parks by Kylemore Communities (Yorkton) Ltd' be received;
- 2) AND THAT Council approve the request by Kylemore Communities (Yorkton) Ltd to finance the cost of design, construction, and contract administration of these parks identified as Plan 65M-4613, Block 2 (0.37ha/0.9ac) and Block 5 (0.07ha/0.16ac) in draft plan of subdivision 19TM-04009, subject to the conditions identified in Attachment A;
- 3) AND THAT Council authorize the reimbursement of the cost of design, construction, and contract administration of these parks up to a maximum of \$614,272.93;
- 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 these parks in a form satisfactory to the Commissioner of Development Services and City Solicitor, or their respective designates;
- 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 Kylemore Communities (Yorkton) Ltd to finance the costs of design, construction, and contract administration associated with the development of two parks identified as Plan 65M-4613, Block 2 (0.37ha/0.9ac) and Block 5 (0.07ha/0.16ac) in draft plan of subdivision 19TM-04009 in Yorkton Community Phase 2.

**BACKGROUND:**

Neighborhood Park development and construction is critical to community building. 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 with developers to deliver parks at the same time as subdivision development may be beneficial to alleviate pressure on the City to deliver parks at the time of residential construction.

The City of Markham has previously allowed residential developers to design and build select Neighborhood Parks. 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 Kylemore Communities (Yorkton) Ltd for the Yorkton Community Phase 2 Parks to be developer built.

Residents began moving into the townhomes surrounding Yorkton Community Phase 2 Parks in fall 2019. Kylemore Communities (Yorkton) Ltd 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**

Public open space in this development consists of 0.37ha/0.9ac Block 2 (Central Green Park) that is located on the north side of New Yorkton Avenue located within the Yorkton Community Phase 2 Development, and 0.07ha/0.16ac Block 5 (Entrance Parkette) at the south-west corner of Kennedy Road and New Yorkton Avenue intersection (see Attachment D).

Central Green is a neighborhood park and will include passive open space, a playground, two shade structures, seating, trees and associated landscape works.

Entrance Parkette will include passive open space, shade structure, seating, trees, ornamental vegetation and associated landscape works.

## **OPTIONS/ DISCUSSION:**

In a letter dated February 28, 2019, Kylemore Communities (Yorkton) Ltd requested permission from the City to allow them to proceed with the design and construction of this park. Kylemore Communities (Yorkton) Ltd would like to build these parks to ensure that parks are completed by the time full occupancy of the development is achieved. Staff

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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 construction of this park by Kylemore Communities (Yorkton) Ltd and subsequent payment to the developer in accordance with the recommendations noted herein.

### **FINANCIAL CONSIDERATIONS**

Funding for the reimbursement to Kylemore Communities (Yorkton) Ltd in the amount of \$563,553.15 plus internal capital administration fees in the amount of \$50,719.78, totaling \$614,272.93 will be funded from Project #20030 Yorkton Community Park – Design & Construction. The project has budget available in the amount of \$805,016.00. Balance remaining in the amount of \$190,743.07 (\$805,016.00 - \$614,272.93) 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 \$4,035.00 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 these parks estimated at \$450,842 over 25 years.

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:**

Consistent with the City's Safe, Sustainable & Complete Community objective.

### **BUSINESS UNITS CONSULTED AND AFFECTED:**

The Finance Department, Legal Department & Operations Department have been consulted in the preparation 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

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**ATTACHMENTS:**

ATTACHMENT A – Additional Recommendations

ATTACHMENT B – Letter from Mr. Michael Montgomery

ATTACHMENT C – Landscape Architect's Scope of Work

ATTACHMENT D – Location Map