

Status on Progress to Build Chimney Swift Park

Date: April 22, 2021

To: Etobicoke York Community Council

From: General Manager, Parks, Forestry and Recreation

Wards: Etobicoke Centre

SUMMARY

On March 3, 2021, Etobicoke York Community Council requested the General Manager, Parks, Forestry and Recreation (PFR) to report on progress to build Chimney Swift Park. This report provides an update on discussions with PFR, the developer, Ward Councillor and representatives from the Glen Agar Residents Association and an updated status on the project.

RECOMMENDATIONS

The General Manager, Parks, Forestry and Recreation recommends that:

1. The Etobicoke York Community Council receive this report for information.

FINANCIAL IMPACT

The 2021-2030 Capital Budget and Plan for Parks, Forestry and Recreation does not currently include a capital project for the development of Chimney Swift Park.

Minto Developments will be delivering the first phase of the park development, with additional funds contributed by the builder. Dependent on available funds and the readiness to proceed, the balance of park development, including a small section of paved pathway and planting work, will be included in the 2022 -2031 Parks, Forestry and Recreation Capital Budget and Plan submission for City Council's consideration. Operating impacts associated with ongoing park maintenance, if needed, will be submitted for Council consideration in the future Operating Budget submissions for PFR.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the Financial Impact section.

DECISION HISTORY

At its meeting of March 3, 2021, Etobicoke York Community Council adopted a Motion to provide an update of progress to build Chimney Swift Park.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EY22.27>

COMMENTS

The subdivision at 19 Glen Agar Drive was approved by City Council on March 9, 2017 through item 2017.EY20.5, and it is near completion. The draft plan of subdivision included the dedication of a new 989.5 m² public park, Chimney Swift Park, to be delivered as part of a new development. As with all developer delivered parks, PFR worked closely with the local residents, the developer, and the developer's consultant on a concept plan for Chimney Swift Park. Minto Developments had targeted the park construction to start in 2020/2021.

The park's budget was \$350,897.00, which included the Development Charges (\$0.326 million) and a contribution from the developer (\$0.025 million).

Tender bid results for the park in 2020 presented a monetary gap between the cost to construct the park with the amenities that were promised to the community in the approved concept plan and the budget allocation committed by the developer. The explanation for the discrepancy included contractors' pricing increase attributed to the pandemic, trade-specific cost increases (e.g., concrete), and that the cost estimate was not updated to account for escalating prices in the two-years between when the original estimate of costs was calculated and when the tenders were returned.

As a result of the gap, the start of construction was delayed. Extensive ongoing discussions between the City, developer and the landscape consultant have taken place over the months following initial tender results in an effort to resolve the funding gap and construct the park as intended. The Ward Councillor was also involved in these discussions and facilitated meetings with the local community.

A meeting was held on March 29, 2021 between the Ward Councillor, City staff, and representatives from the Glen Agar Residents Association and Minto Developments. All parties agreed on a revised concept plan and a phased delivery of the park to manage the budget challenges.

Minto Developments and PFR have reached an agreement to cover the additional costs. Minto Developments will contribute additional funds to complete the first phase of the park for use by the community in fall of 2021. An additional small section of paved pathway and related planting work will be added to PFR's 2022-2031 Capital Budget and Plan for City Council's consideration.

Minto Developments is expected to begin construction in the spring of 2021.

CONTACT

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SIGNATURE

Janie Romoff
General Manager
Parks, Forestry and Recreation

ATTACHMENTS

Attachment A: Chimney Swift Park Plan

ATTACHMENT A: CHIMNEY SWIFT PARK PLAN

