



DEVELOPMENT AND INFRASTRUCTURE SERVICES – ENGINEERING SERVICES
TOWN OF NEWMARKET
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August 10, 2016

**DEVELOPMENT AND INFRASTRUCTURE SERVICES
AND CORPORATE SERVICES (FINANCIAL SERVICES)
JOINT REPORT - ENGINEERING SERVICES 2016-35**

TO: Committee of the Whole
SUBJECT: Mosaik Park Development
ORIGIN: Director, Engineering Services

RECOMMENDATIONS

THAT Development and Infrastructure Services Report – Engineering Services 2016-35 dated August 10, 2016, regarding Mosaik Park Development be received and the following recommendation(s) be adopted:

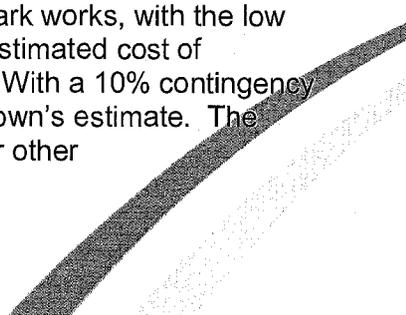
- 1. THAT Council authorize early budget approval for the funding of \$700,000.00 to develop the Mosaik Park.**
- 2. AND THAT the project be funded \$450,000.00 from Development Charges and \$250,000 from the Developer's Contribution.**

COMMENTS

Staff chose a theme for the Mosaik Development Park (Park) that would reflect the agricultural background of the Quakers who settled in the area. Park features will include several noticeable play structures and components which reflect this theme, such as a crab apple orchard, a barn, a chicken coop and a tractor. The design also includes several subtle parallels to the Quaker heritage, such as grass plantings to mimic wheat fields, concrete pavers with a subtle wood grain to imitate barn boards and a tai chi area to reflect the values of Quaker spirituality.

The layout of the park incorporates a contemporary spin on agricultural farmland. The main walkway through the park plays with depth perception to create an illusion that visitors of the park are further away from the road than they are in reality. As well, there will be a lookout into the bioswale area (LID feature) with information signage for park visitors to read. These interpretive signs will provide information on how the bioswales work and what other features visitors can look for.

The Park is being developed as part of the Mosaik residential subdivision. The Developer intends to start construction of the Park in September 2016, with a tentative completion date of November 2016. The Developer has recently received several bids from contractors for the proposed Park works, with the low bid being \$637,367.00 (includes HST). The Developer's bid is below the Town's estimated cost of \$699,000.00. However the Developer's low bid did not include any contingencies. With a 10% contingency added to the Developer's low bid, the cost of the Park is brought in line with the Town's estimate. The contingency would only be used for any unforeseen items due to site conditions or other quantities that may need to be added as part of the construction works.



As part of the Mosaik subdivision development, the Developer agreed to contribute \$250,000.00 towards the construction of the Park. The Town would be responsible for funding any cost over and above the Developer's contribution. Based on the low bid received and the added contingency (10%), it is estimated that the Town's cost would be approximately \$450,000.00.

An item has been included in the 2017 Capital Budget for the construction of the park. However, because the Developer intends to start and finish the construction in 2016, Staff recommends that early budget approval be granted in order to take advantage of the Developer's very favourable bid. Staff also recommends that funding of \$450,000.00 be financed from the Town's Development Charges.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

Provide access to appropriate amounts of active and passive parkland, trails and open spaces.

CONSULTATION

There is no public consultation with this recommendation.

HUMAN RESOURCE CONSIDERATIONS

Not applicable to this report.

BUDGET IMPACT

Operating Budget (Current and Future)

There is no immediate impact as a result of the recommendation however, when the Town assumes the Park future operating budgets will be impacted.

Capital Budget

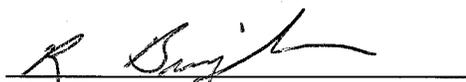
The 2017 Capital Budget will include a capital expenditure of \$700,000.00. \$450,000 will be financed through Development Charges as a result of the recommendations in this report and \$250K will be contributed to the project from the Developer.

CONTACT

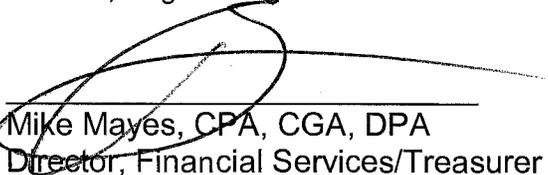
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