



November 21, 2019

Ingrid Svelnis
CAO
Township of Uxbridge
51 Toronto Street South
P.O. Box 190
Uxbridge, Ontario
L9P 1T1

Dear Ingrid,

Re: Cash-in-lieu Proposal
Brookfield Residential - Saleville Development

Further to our recent discussions regarding our “Saleville” development proposal, there are a number of draft plan conditions relating to the project which we will need to satisfy prior to registering our Plan of Subdivision and advancing the development. Many of these conditions have a range of potential financial implications for the project and our interest in the short term is to both clarify and confirm our obligations so that the expectation is clear going forward, and we can advance our project with a greater certainty on costs.

In addition to satisfying the Township, the Lake Simcoe Conservation Authority also has a significant role as an approval authority for many of the relevant draft plan conditions and as such, our plan is to send this proposal to Mr. Rob Baldwin of the LSRCA to request his concurrence as well.

As such, we provide the following for your review and consideration. Following your review, we would be pleased to discuss any of these items in greater detail.

Items for discussion:

1. **Sidewalk on south side of Elgin Park** – Draft plan condition #8 g) requires Brookfield to construct a sidewalk on the south side of Elgin Park Drive which crosses an identified wetland. The total length of sidewalk required is approximately 235 meters. On November 1st we further discussed this requirement during a site walk with LSRCA and the Township. The LSRCA suggested that a hybrid approach to this item may be appropriate given the potential impact on the wetland.

From that conversation, we are proposing to construct for the Township an elevated board walk, supported by concrete piers through the area adjacent to, and impacted by the wetland totaling 90 meters. We would then provide a traditional concrete sidewalk for the remaining 145 meters to complete the pedestrian connection between our property and the plaza along the south side of Elgin Park Drive in keeping with the Township’s preferred location.

Our consulting engineer, SCS Consulting reviewed the scope of work and provided a cost estimate totaling **\$232,000** for this item, with the costs broken down as follows:

- a. \$30,000 for Erosion Sedimentation and Control measures.
- b. \$100,000 for approximately 145 meters of concrete sidewalk and approximately 95 meters of handrail.
- c. \$72,000 for approximately 90 meters of pressure treated boardwalk constructed on concrete piles. The estimated cost is \$400 per square meter, assuming the boardwalk is 2 meters wide.
- d. \$30,000 consists of design fees, contract administration fees, a topographic survey, and potential permits and fees.

2. Construction of the new pedestrian bridge along existing trail system

SCS's cost estimate for this item was approximately **\$80,000** based on the following:

- a. \$60,000 for the pedestrian crossing, based on 9.2 meter span, 2 meter wide pedestrian only walkway, maximum 0.60 meters above existing grades, helical or concrete piles, no in water work, construction access with medium sized equipment, frame-pressure treated lumber, decking/handrail rough sawn eastern white cedar, minor grading and restoration work.
- b. \$20,000 for design fees, contract administration fees, a topographic survey, and potential permit fees.

3. Ecological Offsetting / Cash-in-lieu for woodland removal

To accommodate the development, tree removal is required

- a. The feature to be removed is 2.86 hectares in size and consists mostly of non-native trees and vegetation species as well as marginal wildlife habitat. Based on the relatively poor quality of the habitat being removed, we are proposing 1:1 compensation to be satisfied through restoration planting both on a remnant parcel at the south end of our site (0.7 ha), and on Township lands identified as requiring planting and rehabilitation.
- b. Preliminary costing for plant material and soft costs related to design and maintenance of the plants for the first year would be a total commitment of approximately **\$100,000**.
- c. Further, we would propose to enroll this community in to the Lake Simcoe Conservation Foundations "Greening Communities" program, whereby an additional **\$250** per unit (**\$9,750** for the project) would be contributed and applied to various ecological or water resource management project within the local watershed.

4. Phosphorus Offsetting – SCS completed a preliminary review and provided an estimate of **\$10,000**.

5. Cash-in-lieu of Parkland - Based on the above cost commitments, and as previously discussed, we are proposing that we provide cash-in-lieu of parkland based on 5% of our current land acquisition value of **\$4,000,000** for a total contribution of **\$200,000**. Our Agreement with Saleville to purchase the property is slated to close in early 2020 and as such, this valuation will be relatively current still once our development commences.

Given all of the items noted above, and the various other considerations this project is providing to the Township as far as community benefits (development charges, fees, taxes etc.) we would ask that you please cap our financial exposure for the items noted above at the roughly \$621,750 being the aggregate cost estimate for us to deliver these obligations.

We greatly appreciate your consideration of these items and we look forward continuing the strong working relationship we have enjoyed with the Township of Uxbridge over the last several years.

We would be pleased to discuss any aspect of our proposal once you've had a chance to review in detail.

Please contact the undersigned should any further information be required.

Sincerely,

Brookfield Residential (Ontario) Limited



Pete Schut
Senior Vice President, Land Acquisition and Development

C.c Rob Baldwin Lake Simcoe Region Conservation Authority.