

**STREETSCAPE - DEVELOPER COSTS****COST ESTIMATION FORM (PART A)**

Parks and Natural Heritage, Planning (January 2024)

TOWN OF CALEDON
PLANNING
RECEIVED

May 6, 2026

PROJECT NAME:	0 Airport Road - Phase 1	TOWN FILE No. 21T-	2025-0067
DEVELOPER:	Broccolini Airport Road LP		
ADDRESS:	0 Airport Road, Town of Caledon		
PHONE:	(647) 454-0146	E-Mail:	aj.taylor@broccolini.com
CONSULTANT:	C.F. Crozier & Associates Inc.	DATE:	2026-05-05
ADDRESS:	70 Huron St Suite 100, Collingwood, ON L9Y 4L4	REVISED:	
PHONE:	(705) 443-4361	E-Mail:	aphillips@cfcrozier.ca
BLOCK No.:		AREA: (ha):	

DEVELOPER COSTS

The total cost of all items shown in this section will be installed at the Developer's expense. The total cost of all works shown in this section will be shown on the security memo.

1. STRUCTURES AND FENCING

Entry Features				
Columns (Masonry, Tall)		Ea.	\$ 7,200.00	\$ -
Columns (Masonry, Low)		Ea.	\$ 5,400.00	\$ -
Feature Walls (Includes Signage)		Ea.		\$ -
Decorative Metal Fence		L.M.		\$ -
The Above Items require a 100% maintenance (cost carried over to summary sheet)				\$ -
Corporate Identifier		Ea.	\$ 1,800.00	\$ -
Unit Paving		Sq. M.	\$ 150.00	\$ -
Concrete Paving (150mm)		Sq. M.	\$ 165.00	\$ -
Impressed Concrete		Sq. M.	\$ 240.00	\$ -
Masonry Wall (Commercial Block and Noise)				
Brick/Architectural Block		L.M.	\$ 1,400.00	\$ -
Precast Concrete		L.M.	\$ 900.00	\$ -
Compact Brick Wall		L.M.	\$ 1,400.00	\$ -
Fencing and Masonry Column				
1.2m ht. Metal Decorative		L.M.	\$ 450.00	\$ -
1.2m ht. Post and Rail		L.M.	\$ 450.00	\$ -
Tall Precast Column (Fence)		Ea.	\$ 7,400.00	\$ -
Tall Masonry Column (Fence)		Ea.	\$ 7,200.00	\$ -
Low Precast Column (Fence)		Ea.	\$ 5,400.00	\$ -
Low Masonry Column (Fence)		Ea.	\$ 5,200.00	\$ -

Other (specify):			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
STRUCTURES AND FENCING SUBTOTAL				\$ -
<u>2. PLANTING</u>				
Street Trees - 60mm cal. (Deciduous)		Ea.	\$ 650.00	\$ -
Street Trees - 50mm cal. (Deciduous)		Ea.	\$ 550.00	\$ -
Buffer Trees - 60mm cal. (Deciduous)		Ea.	\$ 650.00	\$ -
Buffer Trees - 50mm cal. (Deciduous)		Ea.	\$ 550.00	\$ -
Buffer Trees - 225cm ht. (Coniferous)		Ea.	\$ 600.00	\$ -
Buffer Trees - 180cm ht. (Coniferous)		Ea.	\$ 500.00	\$ -
Buffer Shrubs - 150cm ht. (Deciduous - multi-stem)		Ea.	\$ 150.00	\$ -
Buffer Shrubs - 60cm ht. (Deciduous)		Ea.	\$ 50.00	\$ -
Buffer Shrubs - 50cm ht./ spr. (Coniferous)		Ea.	\$ 75.00	\$ -
Perennials and Ornamental Grasses	28	Ea.	\$ 25.00	\$ 700.00
Tree - 60mm cal. (Deciduous) Cash-in-Lieu will be collected at a rate of \$650/ tree for each street tree to be planted by the Town in Future. Carried over to summary sheet.		Ea.	\$ 650.00	\$ -
Tree - 60mm cal. (Deciduous) Cash-in-Lieu will be collected at a rate of \$650/ tree for each compensation tree. Carried over to summary sheet.		Ea.	\$ 650.00	\$ -
Other (specify):			\$ -	\$ -
Deciduous Trees (70mm cal., W.B.)	39	Ea.	\$ 700.00	\$ 27,300.00
Coniferous Trees (200cm ht., W.B.)	16	Ea.	\$ 500.00	\$ 8,000.00
Deciduous Shrubs (60cm, 3 gal.)	193	Ea.	\$ 50.00	\$ 9,650.00
Deciduous Shrubs (125cm, 7 gal.)	2	Ea.	\$ 50.00	\$ 100.00
Coniferous Shrubs (40cm, 3 gal.)	29	Ea.	\$ 150.00	\$ 4,350.00
Topsoil and Upland SeedMix	795	Sq. M.	\$ 8.00	\$ 6,360.00
			\$ -	\$ -
			\$ -	\$ -
PLANTING SUBTOTAL				\$ 56,460.00

<u>3. SITE AMENITIES</u>				
Benches	4	Ea.	\$ 3,000.00	\$ 12,000.00
Removable Bollards		Ea.	\$ 1,000.00	\$ -
P-Gate		Ea.	\$ 2,500.00	\$ -
Unit Paving		Sq. M.	\$ 150.00	\$ -
Concrete Paving (150mm)		Sq. M.	\$ 165.00	\$ -
Impressed Concrete		Sq. M.	\$ 240.00	\$ -
Shade Structure/ Trellis		L.S.	\$ -	\$ -
Raised Planters/ Concrete Seat Wall		L.M.	\$ -	\$ -
Other (specify):			\$ -	\$ -
Bike Racks	4	Ea.	\$ 1,000.00	\$ 4,000.00
Planters	8	Ea.	\$ 4,000.00	\$ 32,000.00
			\$ -	\$ -
SITE AMENITIES SUBTOTAL				\$ 48,000.00
<u>4. IRRIGATION</u>				
5.0m Wide or Larger Islands (Centre Median Islands & Entrance Features including water service and meters required)		L.S.	\$ -	\$ -
The Above Items require a 10% maintenance (cost carried over to summary sheet)				\$ -
IRRIGATION SUBTOTAL				\$ -
<u>5. SOD</u>				
Sod (Includes topsoil and fine grading)	5340	Sq. M.	\$ 10.00	\$ 53,400.00
SOD SUBTOTAL				\$ 53,400.00

DEVELOPER COSTS

1.	Structures and Fencing	\$	-
2.	Planting	\$	56,460.00
3.	Site Amenities	\$	48,000.00
4.	Irrigation	\$	-
5.	Sod	\$	53,400.00
CONSTRUCTION SUBTOTAL		\$	157,860.00
10% Consultant's Fee		\$	15,786.00
SUBTOTAL		\$	173,646.00
13% H.S.T.		\$	22,573.98
TOTAL PROJECT COST		\$	196,219.98

100% MAINTENANCE FEE ON ENTRY FEATURE STRUCTURES	\$	-
10% MAINTENANCE FEE ON IRRIGATION SYSTEM(S)	\$	-
CASH-IN-LIEU FOR BOULEVARD TREES - \$650.00 PER TREE	\$	-
CASH-IN-LIEU FOR COMPENSATION TREES - \$650.00 PER TREE	\$	-



O.A.L.A. Member Seal and Signature

*Total to be inserted on Schedule C of the Subdivision Agreement



STORMWATER MANAGEMENT POND - DEVELOPER COSTS

COST ESTIMATION FORM (PART B)

Parks and Natural Heritage, Planning (January 2024)

PROJECT NAME:	0 Airport Road - Phase 1	TOWN FILE	2025-0067
DEVELOPER:	Broccolini Airport Road LP		
ADDRESS:	0 Airport Road, Town of Caledon		
PHONE:	(647) 454-0146	E-Mail:	aj.taylor@broccolini.com
CONSULTANT:	C.F. Crozier & Associates Inc.	DATE:	2026-05-05
ADDRESS:	70 Huron St Suite 100, Collingwood, ON L9Y 4L4	REVISED:	
PHONE:	(705) 443-4361	E-Mail:	aphillips@cfcrozier.ca
BLOCK No.:		AREA: (ha):	

DEVELOPER COSTS

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1. SITE WORK

Topsoil Placement, fine grading and seeding	3385	Sq. M.	\$ 8.00	\$ 27,080.00
SITE WORK SUBTOTAL				\$ 27,080.00

2. PLANTING

SECURITIES WILL BE ESTABLISHED BASED ON POTTED/CONTAINER GROWIN PLANT MATERIAL (BARE ROOT PLANT MATERIAL MAY BE USED AT APPROPRIATE TIMES, SPRING OR FALL SECURITIES MAY BE REDUCED AT THAT TIME)

Deciduous Trees				
- 60 mm cal.		Ea.	\$ 650.00	\$ -
- 50 mm cal.		Ea.	\$ 550.00	\$ -
- 40 mm cal.		Ea.	\$ 450.00	\$ -
- 300 cm ht.		Ea.	\$ 350.00	\$ -
- 150 cm ht.		Ea.	\$ 150.00	\$ -
Coniferous Trees				
- 200 cm ht.	32	Ea.	\$ 550.00	\$ 17,600.00
- 150 cm ht.		Ea.	\$ 450.00	\$ -
Deciduous Shrubs				
- 60 cm ht.	218	Ea.	\$ 50.00	\$ 10,900.00
Aquatic Plants				
Container Plants		Ea.	\$ 20.00	\$ -
Herbaceous Plants		Ea.	\$ 20.00	\$ -
Submergent Aquatic Plants		Ea.	\$ 20.00	\$ -
Emergent Squatic Plants		Ea.	\$ 20.00	\$ -
Wetland Seedbank Placement		Sq. M.	\$ 8.00	\$ -

Others (Specify):			\$ -	\$ -
Deciduous Trees (70mm cal., W.B.)	14	Ea.	\$ 700.00	\$ 9,800.00
			\$ -	\$ -
			\$ -	\$ -
PLANTING SUBTOTAL				\$ 38,300.00
3. SITE AMENITIES				
Benches		Ea.	\$ 3,000.00	\$ -
Removable Bollards		Ea.	\$ 1,000.00	\$ -
Asphalt Walkway		Sq. M.	\$ 85.00	\$ -
Concrete Paving (150mm)		Sq. M.	\$ 165.00	\$ -
Others (Specify):			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
SITE AMENITIES SUBTOTAL				\$ -

DEVELOPER COSTS

1. Site Work	\$ 27,080.00
2. Planting	\$ 38,300.00
3. Site Amenities	\$ -
CONSTRUCTION SUBTOTAL	\$ 65,380.00
10% Consultant's Fee	\$ 6,538.00
SUBTOTAL	\$ 71,918.00
13% H.S.T.	\$ 9,349.34
TOTAL PROJECT COST	\$ 81,267.34



O.A.L.A. Member Seal and Signature

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**CONSTRUCTION COST ESTIMATE SUMMARY****COST ESTIMATION FORM - DEVELOPER COSTS**

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PHONE:	(705) 443-4361	E-Mail:	aphillips@cfcrozier.ca
BLOCK No.:		AREA: (ha):	

AMOUNT**PART A****STREETSCAPE**

\$ 196,219.98

PART B**STORMWATER MANAGEMENT POND**

\$ 81,267.34

PART C**OPEN SPACE**

\$ -

SUBTOTAL (Part A-C) \$ 277,487.32**100% MAINTENANCE FEE ON ENTRY FEATURE STRUCTURES**

\$ -

10% MAINTENANCE FEE ON IRRIGATION SYSTEM(S)

\$ -

PART D**PARKLAND (PARK BASE CONDITIONS)**

\$ -

TOTAL (Part A-D and 10% maintenance fee) \$ 277,487.32**CASH-IN-LIEU FOR BOULEVARD TREES - \$650.00 PER TREE**

\$ -

CASH-IN-LIEU FOR COMPENSATION TREES - \$650.00 PER TREE

\$ -

TOTAL \$ 277,487.32