

**Date:** 2022-07-28

**Subject:** **Budget Amendment for Developer Reimbursement for Park Block 312 (Paradise Homes NW Inc.) – Ward 6**

**Contact:** Ed Fagan, Director, Parks Maintenance and Forestry

**Report Number:** Community Services-2022-786

**Recommendations:**

1. That the report from Werner Kuemmling, Manager Open Space Development, dated July 8, 2022, to the Council Meeting of August 10, 2022, re: **Budget Amendment for Developer Reimbursement for Park Block 312 (Paradise Homes NW Inc.) – Ward 6**, be received; and
2. That a budget amendment be approved for Project #225860 – Park Blocks in the amount of \$540,828 with full funding to be transferred from Reserve #134 – DC: Recreation.

**Overview:**

- A new neighbourhood park (Park Block 312) has been constructed and completed by Paradise Homes NW Inc. in the respective subdivision in accordance with the approved drawings.
- According to ‘Schedule D’ of the approved Subdivision Agreement, the developer, Paradise Homes NW Inc., is entitled to reimbursement from the City of Brampton for up to \$597,208.67 for developing the respective park.
- The developer has satisfied the City’s requirements and staff is prepared to issue payments for the construction of the park.
- This report recommends that Council authorize a budget amendment of \$540,828 to reimburse Paradise Homes NW Inc.

**Background:**

When a new subdivision contains a park, the park is typically constructed by the developer. Construction drawings are prepared by the developer's landscape consultant and approved by the City's Open Space Development Section of the Parks Maintenance & Forestry Division. The developer is entitled to compensation for the cost of the park development through Development Charges collected, specifically through Reserve #134 – DC: Recreation. This is detailed in Appendix B - 'Schedule D' of the Subdivision Agreement for the plan. Funding for the reimbursement must be approved by Council before payment for the completed works can be processed.

### **Current Situation:**

The developer has completed the park to staff's satisfaction, met the conditions of the subdivision agreement and has invoiced for the work. This report recommends approval for the costs in the capital budget and to allow the City to complete its obligation to reimburse the developer. Note that the original reimbursement amount as per subdivision agreement is \$597,208.67 (see Appendix B – Schedule 'D', Excerpt of the Subdivision Agreement, Paradise Homes NW Inc.). During construction, Parks Maintenance staff requested additional concrete paving at the sidewalk connection to facilitate easier turning of maintenance vehicles. This resulted in an additional cost of \$3,356.10. Therefore the final reimbursement amount is \$600,564.77.

The details of the requested reimbursement are:

Development Name:	Paradise Homes NW Inc.
Registered Plan No.:	43M-2044
Park Block:	Park Block 312
Ward:	6
Reimbursement Amount:	\$600,564.77
(13 % H.S.T. included)	

### **Corporate Implications:**

#### Financial Implications:

The City has received the developer's reimbursement invoice as per 'Schedule D' of the Subdivision Agreement and applicable change orders. Therefore, a budget amendment will be required to increase Capital Project 225860 in the amount of \$540,828 as shown below, with full funding to be transferred from Reserve #134 – DC: Recreation.

Project # 225860-006  
Paradise Homes NW. Inc.  
Park Block 312 (Registered Plan 43M-2044)  
Total Budget Amendment: \$540,828  
\*Includes non-recoverable HST of 1.76%

### **Term of Council Priorities:**

This report supports the following Term of Council Priorities:

- Brampton is a Green City – Implement a Green Framework
- Brampton is a Healthy and Safe City – Continue to design and build new activity hubs to provide accessible spaces and play elements to residents of all ages and abilities

## **Conclusion:**

As part of the subdivision agreement, the developer has completed the park works in the development to the satisfaction of the City. Therefore, staff recommends that the 2022 Capital Budget be amended to allow the City to meet its obligation to pay the amounts owed to the developer.

Authored by:

Reviewed by:

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Werner Kuemmling, Manager  
Open Space Development  
Parks Maintenance & Forestry  
Community Services

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Ed Fagan  
Director, Parks Maintenance & Forestry  
Community Services

Approved by:

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Marlon Kallideen  
Commissioner  
Community Services

## **Attachments:**

Appendix A – Location Map and Site Photo, Paradise Homes NW Inc., Park Block 312  
Appendix B – Schedule 'D', Excerpt of the Subdivision Agreement, Paradise Homes NW Inc.