

COMMITTEE OF THE WHOLE – NOVEMBER 19, 2001

ASSUMPTION - IZUSA INVESTMENTS INC.. 19T-87085 \ 65M-2952

Recommendation

The Commissioner of Development Services and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-2952, and that the municipal services letter of credit be reduced to \$25,000.

Purpose

The subdivision has been completed and is ready to be assumed by the City.

Background - Analysis and Options

At its meeting of October 29, 2001, Council deferred this item until Izusa Investments Inc. resolved an outstanding financial obligation with the Woodbridge Neighbourhood 3 North Developers' Group. The Council extract of October 29 is included as Attachment 2.

The Woodbridge Neighbourhood 3 North Developers' Group have confirmed in writing (refer to Attachment 3) that their issue with Izusa Investments Inc. has now been resolved.

Conclusion

It is therefore appropriate that the municipal services in 65M-2952 be assumed and the municipal services letter of credit be reduced to \$25,000.

Attachments

1. Location Map
2. October 29, 2001 Extract from Council Meeting Minutes
3. Clearance letter from the Developers' Group

Report prepared by:

Vick Renold, C.E.T. – Sr. Engineering Assistant, ext. 8001
Dan Stevens, P. Eng. – Manager of Engineering/Construction Services

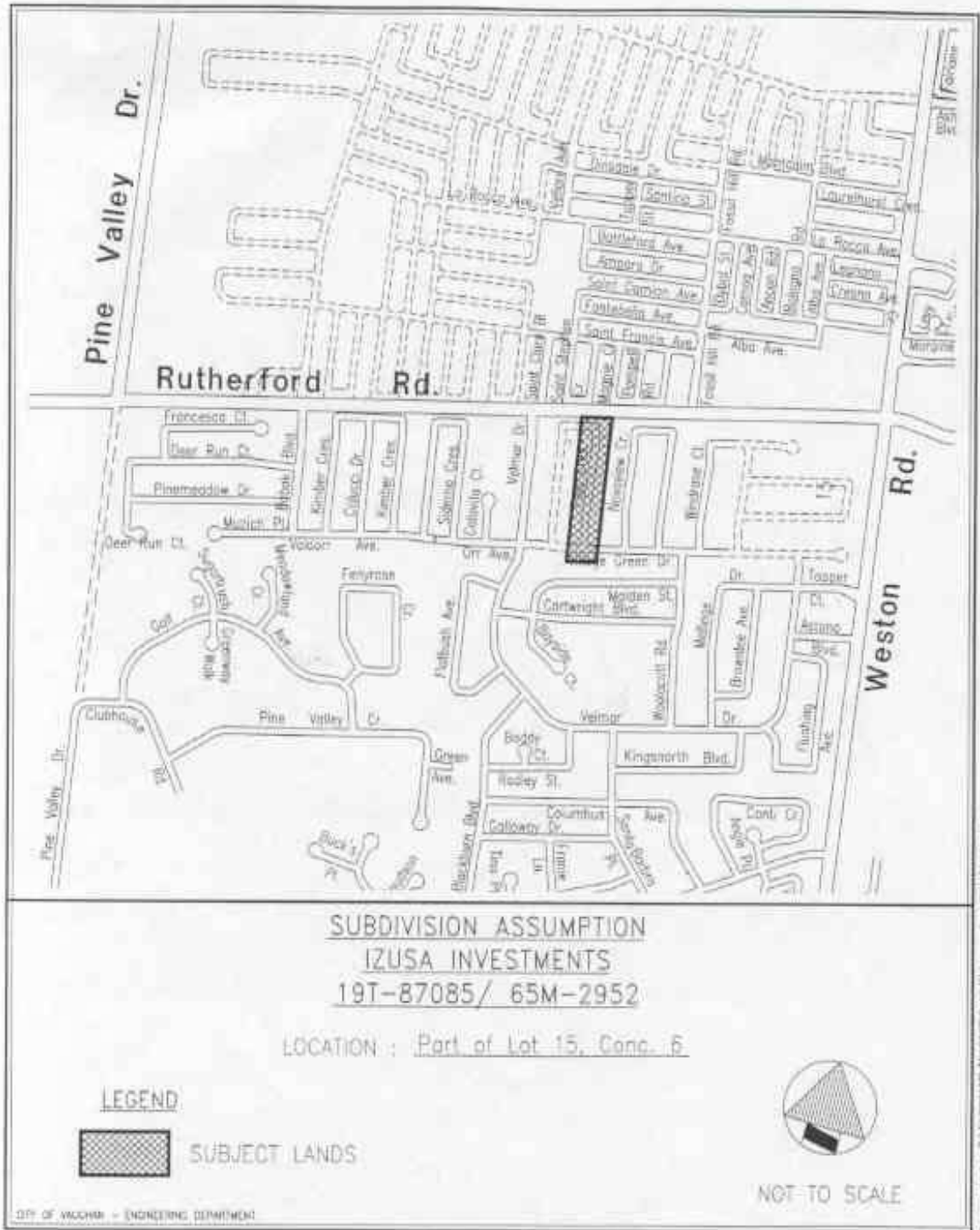
Respectfully submitted,

FRANK MIELE
Commissioner of Development Services
and Public Works

Bill Robinson, P. Eng.
Executive Director of City Engineering
and Public Works

VR:MC

ATTACHMENT NO. 1



ATTACHMENT No 2

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2001

Item 10, Report No. 66, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on October 29, 2001, as follows:

By deferring this matter until the outstanding issue is resolved, in accordance with the memorandum from the Executive Director of City Engineering and Public Works, dated October 26, 2001; and

By receiving the written submission of Mr. W. Thomas Barlow, Fasken Martineau DuMoulin, Toronto Dominion Bank Tower, Box 20, Suite 4200, Toronto-Dominion Centre, Toronto, M5K 1N6, dated October 29, 2001.

10

ASSUMPTION – IZUSA
19T-67085 \ 65M-2952

The Committee of the Whole recommends:

- 1) That this matter be referred to the Council meeting of October 29, 2001 to provide the developer the opportunity to resolve the issue outlined in the written submission of Mr. Michael T. Larkin, Trustee, Woodbridge Neighbourhood 3 North Developers Group, c/o Larkin Planning Consultants Inc., 1168 Kingdale Road, Newmarket, L3Y 4W1, dated October 19, 2001; and
- 2) That the deputation of Mr. Michael T. Larkin, Trustee, Woodbridge Neighbourhood 3 North Developers Group, c/o Larkin Planning Consultants Inc., be received.

Recommendation

The Commissioner of Development Services and Public Works recommends:

- 1) That the necessary By-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-2952, and that the municipal services letter of credit be reduced to \$25,000.

Purpose

The subdivision has been completed and is ready to be assumed by the City.

Background - Analysis and Options

The 23 lot development is a residential subdivision. The development is located on south side of Rutherford Road, west of Weston Road as shown on Attachment 1. The Subdivision Agreement was signed on July 5, 1993. The municipal services in Plan 65M-2952 were installed in September 1993 and top course asphalt was placed in July 1998.

All the documentation required by the Subdivision Agreement for assumption has been submitted. The Executive Director of City Engineering and Public Works has received inspection clearance from all pertinent City Departments and the City Treasurer has confirmed that all of the City's financial requirements regarding the subdivision have been met.

Access to the subdivision has been addressed in separate reports – reference:

- 1) Council Minutes No. 89, April 2, 2001 – "Closure of the Temporary subdivision (Izusa) access to Rutherford Road from Polo Crescent (Addendum #1)".
- 2) Council Minutes – Item No. 37, April 17, 2001 – "Request to hire external Consultant, acquisition of land, Polo Crescent."

...2

WN3N Group
Woodbridge Neighbourhood 3 North
Developers' Group

LARKIN+
planning consultants inc.

1188 Kipling Road
Newmarket, Ontario
CANADA L3Y 4W1

Telephone 905.885.0554
facsimile 905.885.1817
toll free 1.888.854.0044

Principals

Michael T. Larkin
MCIP, RPP

Lorraine D. Emerson
MCIP, RPP

Mr. W. E. Robinson
Engineering Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
Canada L6A 1T1

ATTACHMENT 3

CITY OF VAUGHAN	
ENGINEERING DEPARTMENT	
RECEIVED	
NOV 13 2001	
	NOTED
WFR	
DS	

November 6, 2001

Dear Sir:

**Re: Izuza Investments Ltd. (Parcel 14)
Woodbridge Neighbourhood 3 North
Proposed Assumption - 19T-87095/65M-2952**

I am the Trustee for the Woodbridge Neighbourhood 3 North Developers' Group charged with the responsibility for the administration of the Developers' Agreement, to which the City of Vaughan is a party. I wish to advise that we are in receipt of funds representing payment of the outstanding financial obligations of Izuza Investments Ltd. to the participants of the Developers' Agreement. Thank you for your assistance in resolving this matter. Should you have any questions respecting this matter please do not hesitate to contact the undersigned.

Sincerely,

**WOODBRIDGE NEIGHBOURHOOD 3 NORTH
DEVELOPERS GROUP**

Michael T. Larkin, MCIP, RPP
Trustee

cc: Mayor, Members of Council
Mr. H. Wilson, Legal Department, City of Vaughan
Owners, Woodbridge Neighbourhood 3 North Developers' Group
W. Thomas Barlow, Fátima Martínez, DuMoulin
R.A. Browning, O'Neill, Browning, Pirona