

## **COMMITTEE OF THE WHOLE – AUGUST 18, 2003**

### **ASSUMPTION - RIVERSIDE ESTATES – PART II - BALANCE OF SUBDIVISION AVDELL DEVELOPMENTS INC. LOT 102 EAST AND BUSH DRIVE 19T-89055 \ 65M-3068**

#### **Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3068, and that the municipal services letter of credit be reduced to \$10,000 as per the Building Standards Department's request pending resolution of outstanding grading issues.

#### **Purpose**

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

#### **Background - Analysis and Options**

The 15 lot development is the balance of an existing residential subdivision, located south of Rutherford Road, west of Clarence St., as shown on Attachment 1. The Subdivision Agreement was signed on October 11, 1995. The municipal services in Plan 65M-3068 were installed in June 1995, and the top course asphalt was placed in October 1997.

All the documentation required by the Subdivision Agreement for assumption has been submitted. The Commissioner of 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 this subdivision have been met.

Some nearby residents in the neighbouring Belvedere Subdivision have expressed concerns regarding storm drainage, water pressure and the function and appearance of the stormwater management pond.

These issues are related to the Belvedere Subdivision to the north (not the subject subdivision) and staff are working with the homeowners and the developer to resolve their outstanding concerns.

The letter of credit will be reduced and released once the Building Standards Department's grading issues are satisfactorily resolved.

#### **Conclusion**

It is therefore appropriate that the municipal services in Plan 65M-3068 be assumed and the municipal services letter of credit be reduced to \$10,000.

#### **Attachments**

1. Location Map

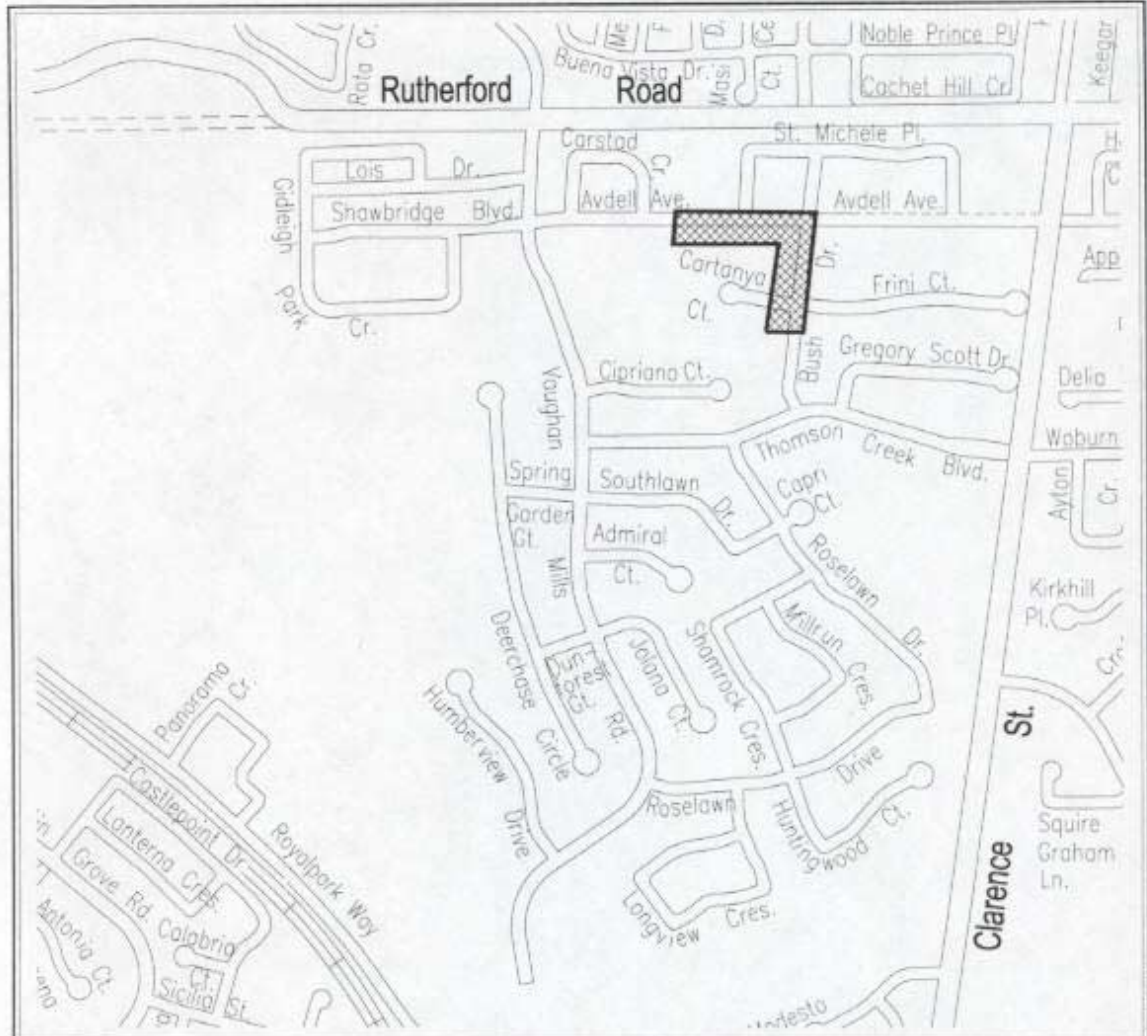
**Report prepared by:**

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Respectfully submitted,

Bill Robinson, P. Eng.  
Commissioner of Engineering and Public Works

# ATTACHMENT No. 1



**SUBDIVISION ASSUMPTION**  
**RIVERSIDE ESTATES - AVDELL DEVELOPMENTS INC.**  
**19T-89055 / 65M-3068**

LOCATION : Part of Lot 15, Conc. 8

**LEGEND**



SUBJECT LANDS



NOT TO SCALE