

COUNCIL – JUNE 11, 2001

BELVEDERE ESTATES PHASE III, MODEL HOME AGREEMENT

Recommendation

The Commissioner of Development Services & Public Works recommends:

That notwithstanding the provisions of the delegation by-law, Bylaw 333-98, which limits the number of model home building permits covered by a Model Home Agreement to 10% of the development to which the agreement applies, the Model Home Agreement for Gold Park Woodbridge Developers Inc., File 19T-89064, be amended to increase the number of model home permits from 7 to 8.

Purpose

To increase the number of model home permits to allow for completion of development along Bush Drive in the Woodbridge Community.

Background - Analysis and Options

The Belvedere Estates Phase III Subdivision provides for the development of 66 residential units. The development is located west of Clarence Street and south of Rutherford Road. A model home agreement was executed in May, 2001 providing for the issuance of 7 model home permits. The proposed models are located along the east side of Bush Drive adjacent to completed and occupied homes.

There are 8 lots fronting on this section of Bush Drive. Construction of these 8 homes, grading and sodding of the lots would complete the area and reduce the mud and dirt tracking on Bush Drive. Construction of the balance of the subdivision would not require construction traffic to travel on Bush Drive.

The delegation By-law permits the approval by the Commissioner and execution of Model Home Agreements for a maximum of 10% of the total number of dwelling units to a maximum of 20 units in the development to which the agreement applies. In this case, the number of permits for model homes is limited to 7.

Conclusion

In order to complete a substantially completed and occupied residential area, an increase in the number of model home permits from 7 to 8 is reasonable and warranted.

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Respectfully submitted

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