

**Subject:** The Assumption of Residences at Lookout Subdivision**Recommendation:**

**BE IT RESOLVED THAT Council receive Report #2020-0028, Assumption of Residences at Lookout Subdivision;**

**AND THAT Council assume the municipal services in Residences at Lookout subdivision and open the streets within the subdivision as 'public highways' by by-law in accordance with the Subdivision Agreement.**

**Background:**

The Developer of the subdivision has satisfied its obligations with respect to the conditions specified in the subdivision agreement. The Developer has now requested that the Town assume the subdivision. Drawings of the subdivision are attached. "Residences at Lookout Subdivision" is located on the east side of Lookout Street north of Brewerton Boulevard. By-law 3399(2013) covers this subdivision agreement. The Developer of Residences at Lookout has requested that the Town assume Residences at Lookout, as per the Subdivision Agreement section 17.

**Analysis:**

Residences at Lookout was constructed by Costiano Developments in 2014 and has completed its maintenance period as of November, 2020. The Developer has recently requested the assumption after receiving confirmation that the maintenance period has concluded and deficiencies were rectified. The residential development is comprised of one hundred and twenty-two (122) lots for single detached dwelling use, one (1) block for parkland, and one (1) block for a stormwater management facility. The primary and secondary services are complete, and the maintenance period has elapsed. As-built drawings for the development have been received. Holdback securities will be released upon assumption. The Developer has completed their obligations.

**Financial Considerations:**

None.

**Alternatives Reviewed:**

None.

**Strategic Plan Relationship: Build Strong Communities and Cultural Assets**

Assumption is the final step in the development process, and will bring all the infrastructure under Town ownership.

**Other Pertinent Reports/Attachments:**

General Servicing Plan for Residences at Lookout

**Consultation:**

Upper Canada Consultants were the engineering consultants for Residences at Lookout. The consultant has agreed that the works have been completed in a satisfactory manner and recommend assumption of the works.

**Legal Consultation, If Applicable:**

Not applicable.

**Prepared and Recommended by:**

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**Approved and Submitted by:**

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