



**TO:** Mayor and Members of Council

**FROM:** Jim Baird, Commissioner of Development Services

**PREPARED BY:** Stephen Corr, Planner II, East District

**REVIEWED BY:** David Miller, Manager, East District

**SUBJECT:** 1473092 Ontario Limited (Metrus Development Inc.)  
South of Donald Cousens Parkway, east of Country  
Glen Road and north of Bur Oak Avenue  
Cornell Community  
File Number: ZA 13-110404

A handwritten signature in black ink, appearing to read 'Jim Baird', with a checkmark at the end.

**RECOMMENDATION:**

That servicing allocation for 48 single detached units (177.6 population) and 28 semi-detached units (84.56 population) be granted to subdivision 19TM-01015 from the total allocation to the Cornell Secondary Plan area, assigned in accordance with the June 26, 2012 Servicing Allocation Update Report.

**PURPOSE**

The purpose of this memorandum is to provide the Region of York with a Council resolution indicating that servicing allocation is available for 19TM-01015, 1473092 Ontario Ltd.

**BACKGROUND**

The 2.2 ha (5.2 ac) subject lands are located on the south side of Donald Cousens Parkway, east of Country Glen Road and north of Bur Oak Avenue (Figure 1).

On June 16, 2010, Council draft approved 19TM-01015. Servicing allocation for 35 single detached units (population 136.9), 16 semi-detached units (population 48.32) and 46 townhouse units (population 104.42) of conditional 2011 allocation was granted to 1473092 Ontario Limited. The remaining units were subject to the completion of the Southeast Collector Trunk Sewer project.

In January 2011, Council authorized the distribution of an additional 500 units (1,850 population) to the Cornell Developers Group. On April 13, 2012 the Developers Group assigned a population of 321.8 to 19TM-01015, which was sufficient to remove a Holding provision to facilitate the development of 53 single detached units (196.1 population) and 38 semi-detached units (114.76 population) for a total population of 310.86. All the units provided with servicing allocation to date are under construction.

On March 4, 2013 the Developers Group confirmed that an additional allocation for a population of 262.2 has been assigned to 19TM-01015 which will be sufficient to remove the Holding provision for a further 48 single detached units (177.6 population) and 28 semi-detached units (84.56 population) for a total population of 262.16.

It is the City's practice and the Region's expectation that all servicing allocation for developments will be directed and endorsed by the City's Council. This memorandum will provide the Region of York with a Council resolution indicating that additional servicing allocation for 48 single detached units (177.6 population) and 28 semi-detached units (84.56 population) is available to 1473092 Ontario Ltd. (19TM-01015).