




TO: Mayor and Members of Council

FROM: Jim Baird, Commissioner of Development Services 

PREPARED BY: Stephen Kitagawa, Senior Planner, East District

REVIEWED BY: David Miller, Manager, East District
Jamie Bosomworth, Manager, Strategy and Innovation

DATE: October 16, 2012

SUBJECT: Wykland Estates Inc.
West of Cornell Centre Blvd, south of 16th Avenue
Cornell Community
File Number: ZA.12-124233

RECOMMENDATION:

That the 2011 servicing allocation for 224 single detached units (828.8 population), 96 Semi-detached units (289.92 population) and 164 townhouse units (462.48 population) for a total of 484 units (1,581.2 population) be granted to plan of subdivision 19TM-10002 – Phases 2, 3 and 4 (Wykland Estates Inc.) from the total allocation for the Cornell Secondary Plan, assigned in accordance with the June 26, 2012 staff report on servicing allocation.

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-10002, Phases 2, 3 and 4, Wykland Estates Inc.

BACKGROUND:

The Draft Plan covers an area of 45.65 ha (112.79 ac) and is located south of 16th Avenue, west of Cornell Centre Blvd (Figure 1).

A Council resolution is required by the Region of York indicating that sufficient servicing allocation is available for the 452 units (208 single detached units, 94 Semi-detached units and 150 townhouse units) that are proposed to have the Holding provision removed. In addition, the Holding provision was previously removed on 32 units (16 single detached, 2 semi-detached and 14 townhouse units) which also requires a resolution from Council confirming allocation for a total of 484 units.

The draft plan for Wykland Estates Inc, Phases 2, 3 and 4 have sufficient current servicing allocation as confirmed in the City's June 26, 2012 DSC report on servicing allocation in which servicing allocation was transferred from high to low density developments.

This memorandum will provide the Region of York with a Council resolution indicating that additional servicing allocation for 224 single detached units (828.8 population), 96 Semi-detached units (289.92 population) and 164 townhouse units (462.48 population) is available to Wykland Estates Inc. (19TM-10002)