



**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:** Cornell Rouge Development Corp  
South of Whites Hill Avenue, west of Donald Cousens Parkway  
Cornell Community  
File Number: ZA.12-131562

**RECOMMENDATION:**

That the 2011 servicing allocation for 147 single detached units (543.9 population), 16 Semi-detached units (48.32 population) and 68 townhouse units (191.76 population) be granted to plan of subdivision 19TM-08002 – Phase 4C (Cornell Rouge Development Corp) 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-08002, Phase 4C, Cornell Rouge Development Corp.

**BACKGROUND:**

The Draft Plan covers an area of 64.66 ha (159.77 ac) and is located south of 16<sup>th</sup> Avenue, west of Donald Cousens Parkway. (Figure 1).

The applicant is proposing to remove the Holding provision on 231 units (147 single detached units, 16 semi-detached units and 68 townhouse units). A Council resolution is required by the Region of York indicating that sufficient servicing allocation is available prior to registration.

The draft plan for Cornell Rouge Development Corp, Phase 4, has 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 147 single detached units (543.9 population), 16 Semi-detached units (48.32 population) and 68 townhouse units (191.76 population) is available to Cornell Rouge Development Corp. (19TM-08002).