




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

DATE: May 29, 2012

SUBJECT: 1473092 Ontario Limited
South of the Donald Cousens Parkway, east of Country Glen Road
Cornell Community
File Number: ZA.12-114375

RECOMMENDATION:

That servicing allocation for 53 single detached units and 38 semi-detached units (310.9 population) be granted to plan of subdivision 19TM-01015 (1473092 Ontario Limited.) from the total allocation for the Cornell Secondary Plan, assigned in accordance with the January 18, 2011 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-01015, 1473092 Ontario Limited.

BACKGROUND:

The 2.38 ha (5.8 ac) subject lands are located south of Donald Cousens Parkway, east of Country Glen Road in the Cornell Community (Figure 1).

On June 16, 2010, Council draft approved 19TM-01015 and 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 (1473092 Ontario Limited) which will be sufficient to remove the Holding provision for the 53 single detached units (196.1 population) and 38 semi-detached (114.76) for a total population of 310.86.

It is the Town's practice and the Region's expectation that all servicing allocation for developments will be directed and endorsed by the Town's Council. This memorandum will provide the Region of York with a Council resolution indicating that additional servicing allocation for a population for 310.9 is available to 1473092 (19TM-01015).