




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 1, 2012

SUBJECT: 16th McCowan Ltd.
East side of McCowan Road, north of 16th Avenue
Wismer Community
File Number: ZA.12-109624

RECOMMENDATION:

That conditional 2013 servicing allocation for 17 single detached units (62.9 population) and 86 semi-detached units (259.7 population) be granted to plan of subdivision 19TM-98006 (16th McCowan Ltd.) from the total allocation for the Wismer Commons 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-98006, 16th McCowan Ltd.

BACKGROUND:

The 2.89 ha (7.14 ac) subject lands are located east of McCowan Road, north of 16th Avenue in the Wismer Commons Community (Figure 1).

On May 17, 2010, Council draft approved 19TM-98006 and servicing allocation for 48 units (173.52 population) of conditional 2011 allocation was granted to 16th McCowan Ltd. 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 Wismer Commons Developers Group and on April 3, 2012 the Developers Group assigned 103 units (322.6 population) to 19TM-98006 (16th McCowan Ltd.)

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 17 single detached units (62.9 population) and 86 semi-detached units (259.7 population) is available to 16th McCowan Ltd. (19TM-98006).