

MEMORANDUM

TO: Members of Development Services Committee

FROM: Jim Baird, Commissioner of Development Services
Biju Karumanchery, Senior Development Manager *MBK (acting)*

DATE: September 14, 2010

RE: Ninth Line Developments Limited and Humboldt Properties Limited
Phase 3
West of the Donald Cousens Parkway, south of Major Mackenzie Drive
Greensborough Community
Implementing zoning by-law amendments and servicing allocation
File: SU 06-109380 and ZA 06-109396 (19TM-02013)

RECOMMENDATION:

1. That servicing allocation for 144.5 units (534.65 population) be granted to plan of subdivision 19TM-02013 (Phase 3) from the total allocation for the Greensborough Community, assigned in accordance with the May 19, 2009 report on servicing allocation.

PURPOSE:

The purpose of this memorandum is to provide the Region of York a Council resolution indicating that servicing allocation is available for Phase 3 (19TM-02013).

BACKGROUND:

The first phase of the draft plan (330 units) was originally approved by Council on November 18, 2003. The draft conditions for the remaining units (identified as the second phase) were endorsed by Council, and Council also approved and enacted a Delegation By-law to allow for the draft approval of all future phases of the draft plan of subdivision 19TM-02013 to be delegated to the Commissioner of Development Services, when additional servicing allocation became available.

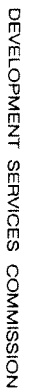
On March 20, 2007, Phase 2 was draft approved by the Town in accordance with the delegation by-law. Phase 2 comprised only a portion of the remaining lands within the Draft Plan of Subdivision as sufficient servicing allocation was not available for all of the remaining units. Servicing allocation is now available for the remaining units which form Phase 3 (19TM-02013).

On June 16, 2009, a Development Services Committee Public Meeting was held to consider applications for draft plan approval and implementing zoning for a residential plan of subdivision that includes 124 single-detached lots and 41 part blocks (total 144.5 units, including part blocks). On April 28, 2010, draft approval was issued.

The purpose of this memorandum is to provide the Region of York a Council resolution indicating that servicing allocation is available for Phase 3 (19TM-02013).

The map is a detailed plat of a residential subdivision. It features a grid of lots, many of which are numbered. Several streets are shown, including Castlemore Avenue, Markham By-Pass, and various local roads like Darren Hill Trail, Railway Huffer, and Damien Hill Trail. A large area is outlined in black, and a smaller area is outlined in white. The map is labeled with '65M-3834' and '65M-3835'. The map is oriented with North at the top.

FILE No: ZA.08127255 (SK)



SUBJECT LANDS

DATE: 240810

FIGURE No.1