




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: April 17, 2012

SUBJECT: 1039954 Ontario Ltd.
South of Major Mackenzie Drive, west of Evershot Crescent
Wismer Community
File Number: ZA.12-112570

RECOMMENDATION:

That conditional 2013 servicing allocation for 25 single detached units (92.5 population) be granted to plan of subdivision 19TM-02016 (1039954 Ontario 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-02016, 1039954 Ontario Ltd.

BACKGROUND:

The 0.87 ha (2.14 ac) subject lands are located south of Major Mackenzie Drive, west of Evershot Crescent in the Wismer Commons Community (Figure 1).

On January 20, 2010, Council draft approved 19TM-02016 and servicing allocation for 39.5 units (140.7 population) of conditional 2011 allocation was granted to 1039954 Ontario 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 25 units (92.5 population) to 19TM-02016 (1039954 Ontario 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 25 single detached units (92.5 population) is available to 1039954 Ontario Ltd. (19TM-02016).