



**DATE:** May 28, 2013

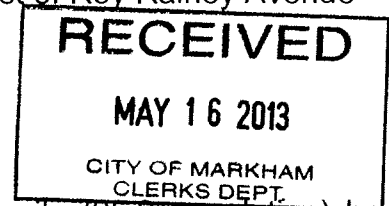
**TO:** Mayor and Members of Council

**FROM:** Jim Baird, Commissioner of Development Services

**PREPARED BY:** Stephen Corr, Planner II, East District

**REVIEWED BY:** Dave Miller, Manager, Manager, East District  
Jamie Bosomworth, Manager, Strategy and Innovation

**SUBJECT:** Mackenzie Builders and Developers Limited  
(Flato Developments Inc.)  
South of Major Mackenzie Drive East, east of Roy Rainey Avenue  
and west of Mingay Avenue  
Wismer Commons Community  
File Number: ZA 13-113289



**RECOMMENDATION:**

That 2011/2012 servicing allocation for 7 single detached units (25.9 population) be granted to plan of subdivision 19TM-02012 (Mackenzie Builders and Developers Limited) from the total allocation for the Wismer Commons Secondary Plan, assigned in accordance with the June 26, 2012 Servicing Allocation Update Report.

**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-02012, Mackenzie Builders and Developers Limited.

**BACKGROUND**

The 0.52 ha (1.3 ac) subject lands are located on the south side of Major Mackenzie Drive East, east of Roy Rainey Avenue and west of Mingay Avenue (Figure 1). The subject lands comprised of 9 part lots and 2 complete, single detached lots were part of draft plan of subdivision 19TM-03001, owned by Arrowdale Developments and Bonnydon Ltd, which was draft approved on July 12, 2012. At that time, no servicing allocation was provided for.

The subject lands will subsequently be incorporated into draft plan of subdivision 19TM-02012, owned by Mackenzie Builders and Developers Limited. It is intended that the 9 part lots will merge with 9 additional part lots on the original 19TM-02012 draft plan of

subdivision and create 9 complete single detached lots, resulting in a total of 11 single detached lots fronting Greenspire Avenue.

Draft plan of subdivision (19TM-02012) was draft approved on April 20, 2012 and red-lined on December 6, 2012, and servicing allocation was provided for at that time, including allocation for the 9 part lots that are intended merge with the 9 subject part lots.

On May 2, 2013 the Developers Group assigned an additional 7 units (25.9 population) of servicing allocation to 19TM-02012 for the part lots being transferred. This allocation was provided for the Wismer Community in the June 26, 2012 Servicing Allocation Update report which redistributed conditional 2015 allocation from high density development to low density development without any restrictions.

The servicing allocation of 7 units, is sufficient for the subject lands comprised of 9 part lots (4.5 units, 16.65 population) and two complete lots (2 units, 7.4 population), as the part lots being transferred will merge with additional 9 part lots that already have servicing allocation provided. This will allow for the development of 11 single detached dwellings fronting Greenspire Avenue.

It is the City's practice and the Region's expectation that all servicing allocation for developments will be directed and endorsed by the City's Council. This memorandum will provide the Region of York with a Council resolution indicating that additional servicing allocation for 7 single detached units (25.9 population) is available to Mackenzie Builders and Developers Ltd. (19TM-02012).