




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: Wismer Markham Developments Inc. and 1039954 Ontario Ltd.
South of Major Mackenzie Drive E., east of Mingay Avenue
Wismer Community
File Number: ZA.12-114424

RECOMMENDATION:

That servicing allocation for 72 single detached units (240.5 population) be granted to plan of subdivision 19TM-02008 (Wismer Markham Developments Inc. and 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-02008, Wismer Markham Developments Inc. and 1039954 Ontario Ltd.

BACKGROUND:

The 2.8 ha (6.9 ac) subject lands are located south of Major Mackenzie Drive E., east of Mingay Avenue (Figure 1).

On May 10, 2010, Council draft approved 19TM-02008 and servicing allocation for 153 single detached units (566.1 population), 22 semi-detached (66.4 population) and 94 townhouse units (265.0 population) of conditional 2011/2012 allocation was granted to Wismer Markham Developments Inc. 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 65 single detached units (240.5 population) to 19TM-02008 (Wismer Markham Developments Inc. and 1039954 Ontario Ltd.). An additional 7 single detached units (25.9 population) has been transferred from 1039954 Ontario Ltd. to Wismer Markham Developments Inc. for a total of 72 single detached units (266.4 population).

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 65 single detached units (240.5 population) is available to Wismer Markham Developments Inc. and 1039954 Ontario Ltd. (19TM-02008).