




**TO:** Mayor and Members of Council

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

**PREPARED BY:** Rick Cefaratti, Planner II, East District

**REVIEWED BY:** Biju Karumanchery, Senior Development Manager

**DATE:** May 15, 2012

**SUBJECT:** Dovcom Realty Inc.  
North East Corner of Castlemore Ave and Roy Rainey Ave  
Wismer Community  
File Number: ZA.12-113374

**RECOMMENDATION:**

That conditional servicing allocation for 86.5 single detached units (320.5 population), 57 townhouse units (160.74 population) be granted to Draft Plan of Subdivision 19TM-09009 (Dovcom Realty Inc.) from the total allocation for the Wismer Community, 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 Draft Plan of Subdivision 19TM-09009, Dovcom Realty Inc.

**BACKGROUND:**

The 5.79 ha. (14.3 ac.) subject lands are located at the north east quadrant of Castlemore Avenue and Roy Raine Avenue in the Wismer Commons Community (see attached Location Map).

On January 18, 2011, Council authorized the distribution of an additional 617.9 units (2,117.4 population) to the Wismer Commons Developers Group. The Trustee for the Wismer Commons Developers Group confirmed that servicing allocation was distributed to Dovcom Realty Inc. on June 10, 2011 for 76.5 single detached units and 49 townhouse units, for a total of 125.5 units, and the Town provided additional allocation for 14 units from the Town reserve (6 single detached units and 8 townhouse units) for a total of 139.5 units (466 persons). In addition, Dovcom Realty Inc. transferred allocation of 4 surplus single detached units (14.8 persons) from a previous phase (Phase 3) to the current phase (Phase 3b). Consequently the total allocation available for Phase 3b is 143.5 units (86.5 single units, 57 townhouse units), and sufficient to remove the Holding provision for this phase.

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 86.5 single-detached units (320.05 population) and 57 townhouse units (160.74 population) is available to Dovcom Realty Inc. (19TM-09009).