

Report to: Development Services Committee Report Date: June 25, 2018

SUBJECT: Acceptance for Maintenance of Plans of Subdivision

Registered Plan Numbers:

65M-4362, 65M-4231, 65R-32504 (Part 7), 65M-4240, 65M-4391,

65M-4314 (Wards 2, 4, 5 and 6)

PREPARED BY: Kay Man Poon, Manager, Municipal Inspections ext. 2897

Kevin Young, Senior Manager, Municipal Inspections, Contract

Administration and Quality Control ext. 3050

RECOMMENDATION:

That the report entitled "Acceptance for Maintenance of Plans of Subdivision, Registered Plan Numbers: 65M-4362, 65M-4231, 65R-32504 (Part 7), 65M-4240, 65M-4391, 65M-4314" be received; and,

- That the municipal services in Subdivision Registered Plan numbers 65M-4362, 65M-4231, 65R-32504 (Part 7), 65M-4240, 65M-4391, 65M-4314 be Accepted for Maintenance; and,
- That the Acceptance for Maintenance Period commence as of January 01, 2017, which is the date the subdivisions were eligible for acceptance; and,
- 4) That the Community Services Commission accept the responsibility for operating and maintaining the municipal infrastructure within the subdivisions as part of the City's asset; and,
- 5) That future operating budgets be adjusted to include the operations and maintenance of the above subdivisions; and,
- That by-laws as shown on Attachment 'F', be enacted by Council to establish each of the roads within the subdivisions as a public highway of the City of Markham; and,
- 7) That the by-law as shown on Attachment 'G', to amend Schedule '12' of Traffic By-law #106-71, by including compulsory stops to the indicated streets, be enacted; and,
- 8) That the by-law as shown on Attachment 'H', to amend Schedule 'A' of the Speed By-law #2017-104, by including a maximum speed of 40 kilometers per hour for the streets indicated, be enacted; and,
- 9) That the by-law as shown on Attachment 'I', to amend Schedule 'C' of the Parking of Vehicles By-law #2005-188, by including prohibited parking on the streets indicated, be enacted; and,
- That the Mayor and Clerk be authorized to execute the necessary releases from the terms of the Subdivision Agreements, subject to confirmation from the Director of Engineering that the Maintenance Period have been completed; and,

- That the Director of Engineering be authorized to determine a reduced Maintenance Period for the Subdivisions mentioned in this Report, and for other plans of subdivision where acceptance for maintenance were delayed due to streetlight design approval, on condition that all Clauses in the Subdivision Agreement regarding Assumption of the Subdivision have been satisfied; and,
- 12) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report recommends the Acceptance for Maintenance of certain plans of subdivision, completed in accordance with the terms and conditions of the subdivision agreements, and recommends the City assume responsibility for the operation and maintenance of the municipal infrastructure within these plans. The report also recommends amendments to traffic control bylaws that include speed, stop and parking control on streets within the subdivisions. The report also seeks Council's authority for the Director of Engineering to reduce the Maintenance Period provided certain conditions are met.

BACKGROUND:

The construction of municipal services infrastructure within the plans of subdivision has been completed in accordance with the terms and conditions of the subdivision agreements and to the satisfaction of the Development Services Commission in consultation with other internal commenting departments. In accordance with conditions of the subdivision agreements, it is now appropriate that the City takes over, from the Developer, the responsibility for the maintenance and operation for the municipal services and transportation infrastructure within these plans.

OPTIONS/ DISCUSSION:

Construction of public works completed

The construction of the public works and streetlighting for each subdivision has been completed to the City's satisfaction and in accordance with the subdivision agreement. All documentation, including the Consulting Engineer's Certificate confirming the completion of all engineering services to City standards and the overall grading plan, Owner's Statutory Declaration regarding payments with respect to the installation of the underground and above ground services, and Land Surveyor Certificate confirming the re-establishment of all survey monuments and bench marks has been received.

Street Illumination

The design and installation of street illumination has been certified by the streetlight consulting engineer for the developer and has been reviewed by Engineering Department and found the street lighting levels to be acceptable and in accordance with ANSI/IESNA Recommended Practice RP-8-00, the Electrical Safety Authority requirements and the City of Markham Criteria and Standards.

Additional infrastructure inventory to be maintained

Within the subdivisions, there exist:

- 3.93 kilometers of public highway
- 4.53 kilometers of sidewalk

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- 0.21 kilometers of multi-use pathway
- 3.65 kilometers of storm sewers
- 2.92 kilometers of sanitary sewers
- 3.84 kilometers of watermain
- 417 street trees
- 139 streetlights
- 0.09 hectares of parkland and open space
- 0 hectares of Stormwater Management pond

which will require maintenance by the Community Services Commission and life cycle be budgeted for in future budgets.

Acceptance for Maintenance Date

Staff recommends that the date for Acceptance for Maintenance be established as of January 01, 2017, the date the developments were eligible for Acceptance for Maintenance. The Acceptance for Maintenance was delayed owing to a streetlight design issue. Staff is of the opinion that all obligations as set out in the Subdivision Agreements have now been completed and that the Maintenance Period can be abridged. As such, the Director of Engineering is seeking the authority to reduce the Maintenance Period for the above Plans of Subdivision, and for other plans of subdivision which were held up due to the streetlight design issue, provided that all conditions in the Subdivision Agreement for Assumption of the Subdivision have been satisfied.

Public highway by-law to be passed

A by-law as shown on Attachment 'F' is to be enacted by Council to establish each street within the subdivision as a public highway of the City of Markham.

Amendments to speed, stop and parking control by-laws

Upon the "Acceptance for Maintenance" of the roads, it is important to ensure that all applicable traffic control by-laws are adopted to ensure safe and efficient operations by all road users. The recommended amendments as shown on Attachments 'G', 'H' and 'I', to by-laws 106-71, 2017-104 and 2005-188 are attached to this report for adoption.

FINANCIAL CONSIDERATIONS

N.A.

HUMAN RESOURCES CONSIDERATIONS

N.A.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The plans of subdivision, municipal services and infrastructure meet the "Building Markham's Future Together" areas of strategic focus and have been designed and constructed in accordance with City policies, design criteria and standards including all environmental approvals and permits.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Community & Fire Services Commission will take over operations and maintenance of the municipal infrastructure within these plans of subdivision. This report has been reviewed by

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Operations and Environmental Services Departments, and their comments have been incorporated.

RECOMMENDED BY:

Brian Lee, P.Eng

Director of Engineering

Arvin Prasad, RPP, MCIP

Commissioner, Development Services

ATTACHMENTS:

Figure 1:

Subdivision Location Map

Attachment 'A':

1473092 Ontario Limited

Plan 65M-4362

Attachment 'B':

1039954 Ontario Limited

Plan 65M-4231

Beebe Crescent

65R-32504 (Part 7)

Attachment 'C':

16th & McCowan Holdings Limited

Plan 65M-4240

Attachment 'D':

Amber Plain Investments Limited

Plan 65M-4391

Attachment 'E':

The Crown of Markham Inc.

Plan 65M-4314

Attachment 'F':

Road Dedication By-Law

Plan 65M-4326

Plan 65M-4231 Plan 65R-32504

(Part 7)

Plan 65M-4240

Plan 65M-4391

Plan 65M-4314

Attachment 'G':

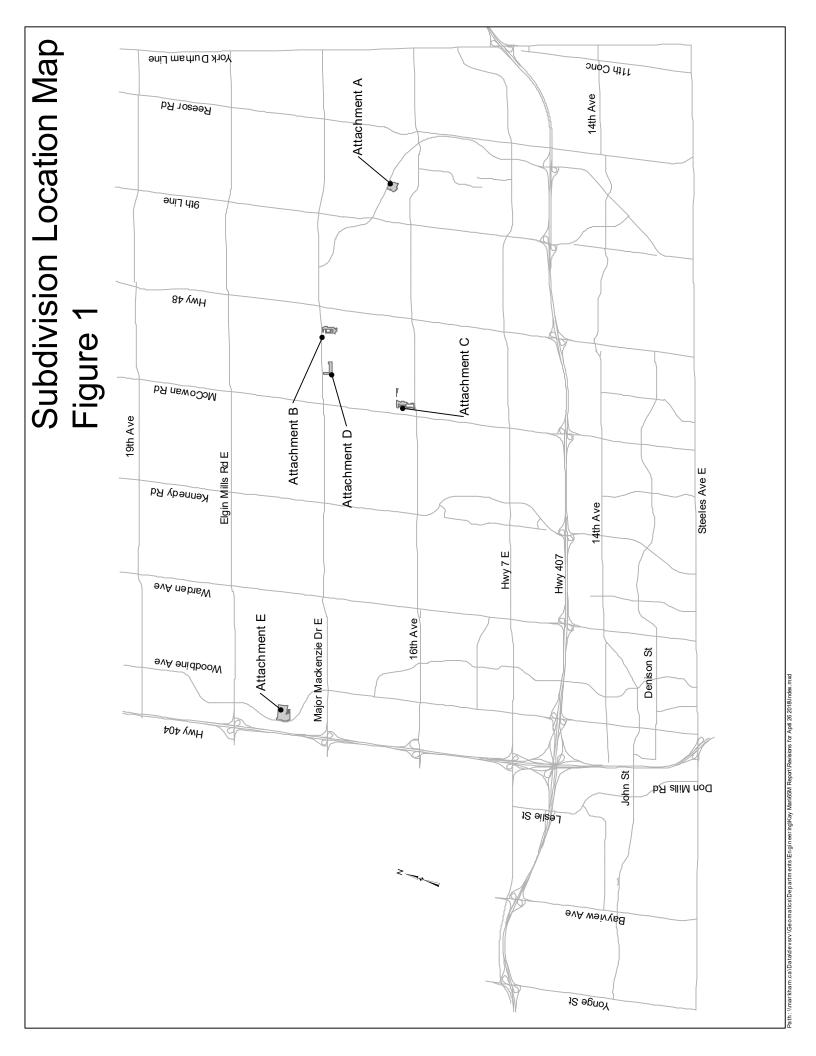
Traffic Control By-Law - Compulsory Stops

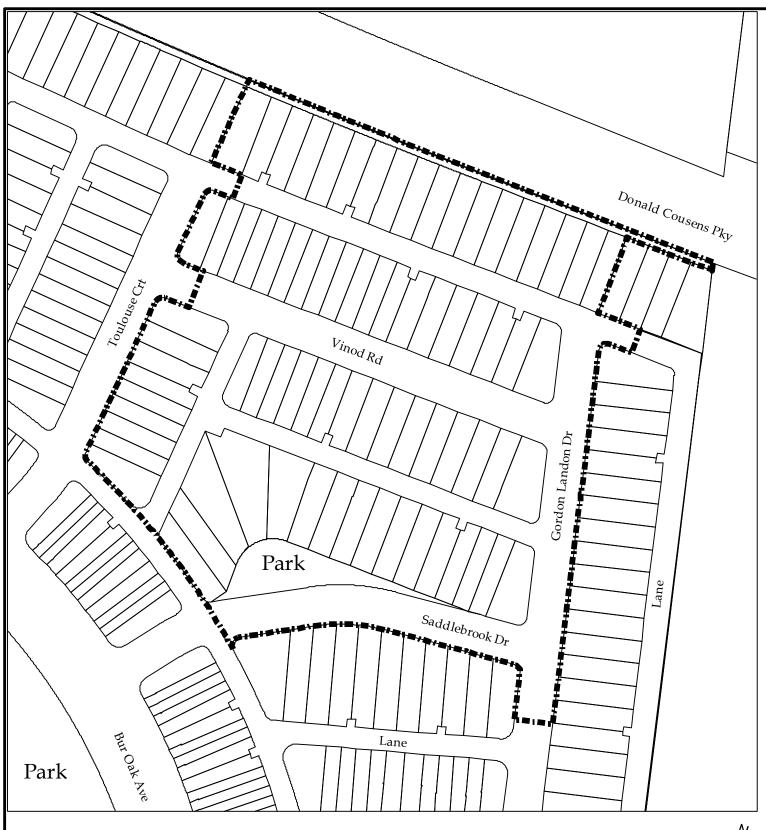
Attachment 'H':

Traffic Control By-Law - Maximum Speed 40 kilometer/hour

Attachment 'I':

Traffic Control By-Law – Prohibited Parking





ATTACHMENT A

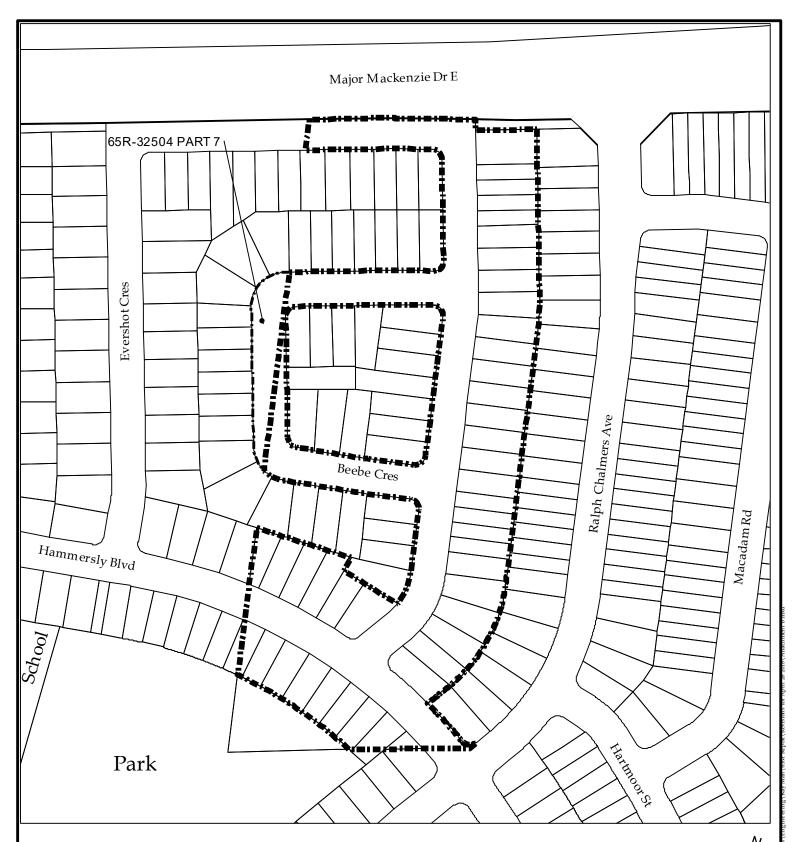
APPLICANT: 1473092 Ontario Limited

Plan 65M-4362





Date: 27/04/2018



ATTACHMENT B

APPLICANT: 1039954 Ontario Limited

Plan 65M-4231

65R-32504 PART 7





Date: 27/04/2018



ATTACHMENT C

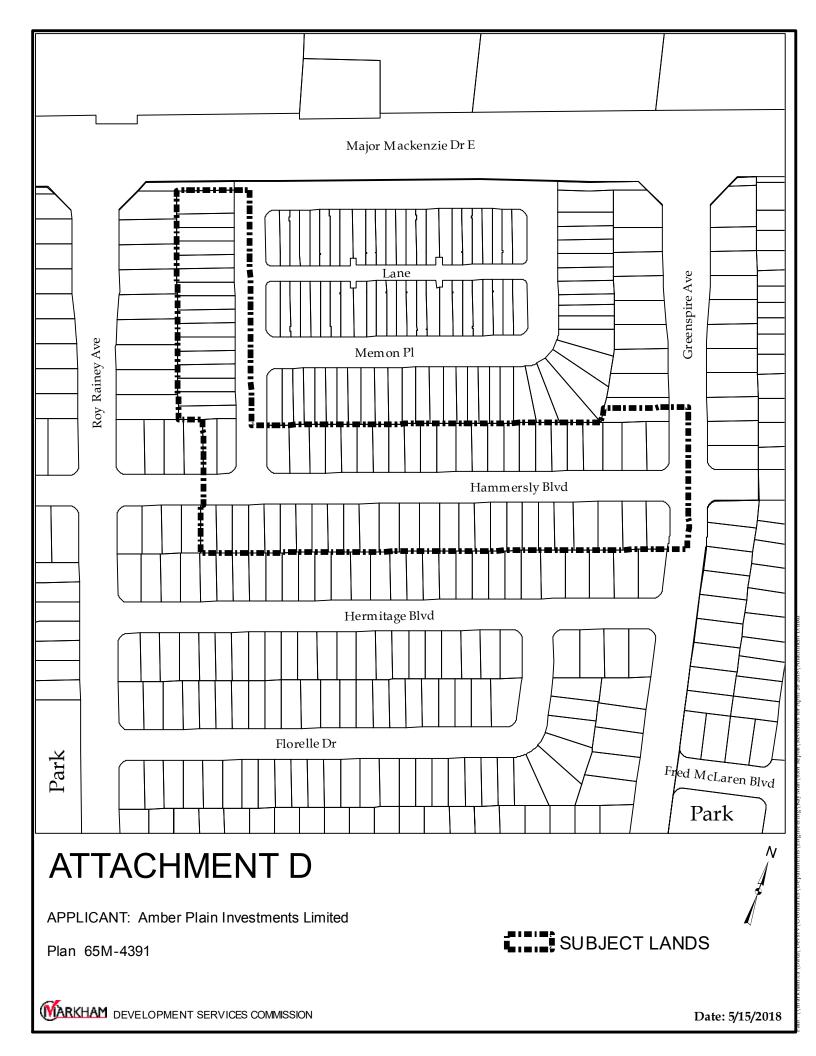
APPLICANT: 16th & McCowan Holding Limited

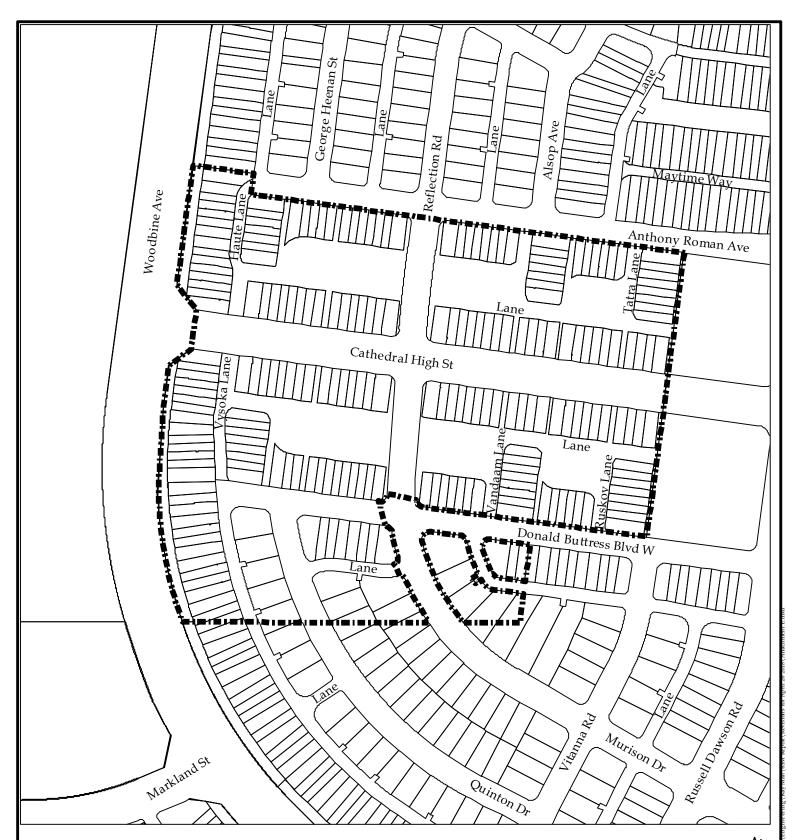
Plan 65M-4240





Date: 5/15/2018





ATTACHMENT E

APPLICANT: Crown of Markham Phase 2

Plan 65M-4314





Date: 5/15/2018

A by-law to establish streets laid out according to Plan of Subdivision 65M-4362 as a public highway Part of Lots 16 and 17, Concession 9 (1473092 Ontario Limited)
City of Markham, Regional Municipality of York

Whereas by plan of subdivision registered in the Land Registry Office for the Land Titles Division of York Region (No. 65) as No. 65M-4362, the streets laid out in accordance with the said plan of subdivision have been dedicated for highway purposes;

Now therefore the Council of The Corporation of the City of Markham hereby enacts as follows:

1.	That the streets named Gordon Landon Drive, Vinod Road, and Saddlebrook
	Drive and the Lanes, namely Blocks 65, 66, 67 and 68 both inclusive, as laid out
	and dedicated in accordance with the Plan of Subdivision registered in the Land
	Registry Office for the Land Titles Division of York Region (No. 65) as Plan No.
	65M-4362 are hereby adopted for public use and declared to be and form part of
	the City of Markham highway system.

City Clerk	Mayor	

Read a first, second and third time and passed this 25th day of June, 2018.

A by-law to establish streets laid out according to Plan of Subdivision 65M-4231 as a public highway Part of North 80 Acres of East Half of Lot 20, Concession 7 (1039954 Ontario Limited)
City of Markham, Regional Municipality of York

Whereas by plan of subdivision registered in the Land Registry Office for the Land Titles Division of York Region (No. 65) as No. 65M-4231, the street laid out in accordance with the said plan of subdivision has been dedicated for highway purposes;

Now therefore the Council of The Corporation of the City of Markham hereby enacts as follows:

١.	Crescent as laid out and dedicated in accordance with the Plan of Subdivision registered in the Land Registry Office for the Land Titles Division of York Region (No. 65) as Plan No. 65M-4231 are hereby adopted for public use and declared to be and form part of the City of Markham highway system.
	Read a first, second and third time and passed this 25 th day of June, 2018.

Mayor

City Clerk

A by-law to establish streets laid out according to Reference Plan 65R-32504 as a public highway Part of North 80 Acres of East half of Lot 20 and Part of Lot 20, Concession 7 (1039954 Ontario Limited)
City of Markham, Regional Municipality of York

Whereas by Reference Plan registered in the Land Registry Office for the Land Titles Division of York Region (No. 65) as No. 65R-32504, the street laid out in accordance with the said plan of subdivision has been dedicated for highway purposes;

Now therefore the Council of The Corporation of the City of Markham hereby enacts as follows:

- 1. That the street identified as Part 7, as laid out and dedicated in accordance with the Reference Plan registered in the Land Registry Office for the Land Titles Division of York Region (No. 65) as Plan No. 65R-32504 is hereby dedicated as public highway, adopted for public use, and declared to be and form part of the City of Markham highway system.
- 2. And that the street shown on plan 65R-32504 is named as follows:

 Part 7 is named Beebe Crescent

 Read a first, second and third time and passed this 25th day of June, 2018.

 City Clerk

 Mayor

A by-law to establish streets laid out according to Plan of Subdivision 65M-4240 as a public highway Part of Lot 16, Concession 7 (16th & McCowan Holdings Limited)
City of Markham, Regional Municipality of York

Whereas by plan of subdivision registered in the Land Registry Office for the Land Titles Division of York Region (No. 65) as No. 65M-4240, the streets laid out in accordance with the said plan of subdivision have been dedicated for highway purposes;

Now therefore the Council of The Corporation of the City of Markham hereby enacts as follows:

1.	That the streets named Maria Road, West Bay Drive (both portions), Barnstone Drive and James Parrot Avenue, as laid out and dedicated in accordance with the Plan of Subdivision registered in the Land Registry Office for the Land Titles Division of York Region (No. 65) as Plan No. 65M-4240 is hereby adopted for public use and declared to be and form part of the City of Markham highway system.
	Read a first, second and third time and passed this 25 th day of June, 2018.

Mayor

City Clerk

A by-law to establish streets laid out according to Plan of Subdivision 65M-4391 as a public highway Part of the West Half of Lot 20, Concession 7 (Amber Plain Investments Limited) City of Markham, Regional Municipality of York

Whereas by plan of subdivision registered in the Land Registry Office for the Land Titles Division of York Region (No. 65) as No. 65M-4391, the streets laid out in accordance with the said plan of subdivision have been dedicated for highway purposes;

Now therefore the Council of The Corporation of the City of Markham hereby enacts as follows:

1.	That the streets named Memon Place, Hammersly Boulevard and Greenspire
	Avenue (both portions) as laid out and dedicated in accordance with the Plan of
	Subdivision registered in the Land Registry Office for the Land Titles Division of
	York Region (No. 65) as Plan No. 65M-4391 is hereby adopted for public use
	and declared to be and form part of the City of Markham highway system.

Read a first, second and third time	and passed this 25th day of June, 2018.
City Clerk	Mayor

A by-law to establish streets laid out according to Plan of Subdivision 65M-4314 as a public highway Part of Lot 23, Concession 3 (The Crown of Markham Inc.)
City of Markham, Regional Municipality of York

Whereas by plan of subdivision registered in the Land Registry Office for the Land Titles Division of York Region (No. 65) as No. 65M-4314, the streets laid out in accordance with the said plan of subdivision have been dedicated for highway purposes;

And Whereas pursuant to By-law 2012-147 the name of the street referred to as Roman High Street on Plan 65M-4314 has been changed to Cathedral High Street.

Now therefore the Council of The Corporation of the City of Markham hereby enacts as follows:

1. That the streets named Cathedral High Street (previously known as Roman High Street), Reflection Road (both sections), Donald Buttress Boulevard West, Quinton Drive and the Lanes namely Blocks 23, 24, 29, 30 and 31 (both inclusive) as laid out and dedicated in accordance with the Plan of Subdivision registered in the Land Registry Office for the Land Titles Division of York Region (No. 65) as Plan No. 65M-4314 is hereby adopted for public use and declared to be and form part of the City of Markham highway system.

Read a first, s	econd and t	third time and p	assed this 25 ^t	th day of June	e, 2018.
	City Clerk			Mayor	

Attachment 'G'

THE CORPORATION OF THE CITY OF MARKHAM

BY-LAW NUMBER _____

TO AMEND BY-LAW 106-71

BE IT ENACTED BY THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM THAT BY-LAW NUMBER 106-71 BE AND THE SAME IS HEREBY AMENDED AS FOLLOWS:

1. By adding to Schedule 12 – Compulsory Stops – at the following named intersections:

COLUMN 1 <u>INTERSECTION</u>	COLUMN 2 <u>FACING TRAFFIC</u>	COLUMN 3 LOCATION OF STOP SIGN
Evershot Crescent and Hammersly Boulevard	Southbound on Evershot Crescent	West side of Evershot Crescent, on the north side of Hammersly Boulevard
Evershot Crescent and Beebe Crescent	Eastbound on Beebe Crescent, south leg	West side of Evershot Crescent, on the south side of Beebe Crescent
Evershot Crescent and Beebe Crescent	Eastbound on Beebe Crescent, north leg	West side of Evershot Crescent, on the south side of Beebe Crescent
Vinod Road and Toulouse Court	Westbound on Vinod Road	North side of Vinod Road, On the East side of Toulouse Court
Vinod Road and Gordon Landon Drive	Eastbound on Vinod Road	South side of Vinod Road, On the West side of Gordon Landon Drive
Saddlebrook Drive and Gordon Landon Drive	Eastbound on Saddlebrook Drive	South side of Saddlebrook Drive, on the West side of Gordon Landon Drive
Gordon Landon Drive and Lane 12	Northbound on Gordon Landon Drive	East side of Gordon Landon Drive, on the South side of Lane12
Lane 16 and Vinod Road	Northbound on Lane 16	East side of Lane 16, on the South side of Vinod Road
Lane 16 and Lane AA	Southbound on Lane 16	West side of Lane 16, on the North side of Lane AA
Lane 17 and Lane 16	Westbound on Lane 17	North side of Lane 17, on the East side of Lane 16
Lane 17 and Gordon Landon Drive	Eastbound on Lane 17	South side of Lane 17, on the West side of Gordon Landon Drive
65M-4314 Cathedral High Street and Woodbine Avenue By-Pass	Westbound on Cathedral High Street	North side of Cathedral High Street, on the East side

 $s: \label{traffic} s: \label{t$

COLUMN 2 FACING TRAFFIC	COLUMN 3 LOCATION OF STOP SIGN
	of Woodbine Avenue By- Pass
Eastbound on Cathedral High Street	South side of Cathedral High Street, on the West side of Reflection Road
Westbound on Cathedral High Street	North side of Cathedral High Street, on the East side of Reflection Road
Northbound on Reflection Road	East side of Reflection Road, on the South of Cathedral High Street
Southbound on Reflection Road	West side of Reflection Road, on the North side of Cathedral High Street
Eastbound on Donald Buttress Boulevard West	South side of Donald Buttress Boulevard West, on the West side of Reflection Road
Westbound on Donald Buttress Boulevard West	North side of Donald Buttress Boulevard West, on the East of Reflection Road
Northbound on Lane (Block 34)	East side of Lane (Block 34), on the South side of Donald Buttress Boulevard West
Northbound on Quinton Drive	East side of Quinton Drive, on the South side of Donald Buttress Boulevard West
Westbound on Lane A	North Side of Lane A, on the East side of Quinton Drive
Eastbound on Hammersly Boulevard	South side of Hammersly Boulevard, on the west side of Greenspire Avenue
Southbound on Greenspire Avenue	West side of Greenspire Avenue, on the north side of Hammersly Boulevard
Southbound on Memon Place	West side of Memon Place, on the north side of Hammersly Boulevard
Northbound on Maria Road	East side of Maria Road, on the south side of Barnstone Drive
Southbound on Maria Road	West side of Maria Road, on the north side of West Bay Drive
	Eastbound on Cathedral High Street Westbound on Cathedral High Street Northbound on Reflection Road Southbound on Reflection Road Eastbound on Donald Buttress Boulevard West Westbound on Lane (Block 34) Northbound on Quinton Drive Westbound on Hammersly Boulevard Southbound on Greenspire Avenue Southbound on Memon Place Northbound on Maria Road

 $s: \label{traffic} s: \label{t$

COLUMN 1 INTERSECTION	COLUMN 2 FACING TRAFFIC	COLUMN 3 LOCATION OF STOP SIGN
Maria Road (West Leg) at West Bay Drive	Northbound on Maria Road	East side of Maria Road, on the south side of West Bay Drive
Maria Road (East Leg)at West Bay Drive	Northbound on Maria Road	East side of Maria Road, on the south side of West Bay Drive
Maria Road (East Leg) at West Bay Drive	Southbound on Maria Road	West side of Maria Road, on the north side of West Bay Drive
•	into force and effect upon receiv	
Council of the City of M	arkham and also when authorize	d signs have been erected.
READ		
A FIRST, SECOND AND THIR , 2018.	RD TIME AND PASSED THIS	DAY OF
KIMBERLEY KITTERINGHAI CITY CLERK	M FRANK SC MAYOR	ARPITTI

Attachment 'H'

THE CORPORATION OF THE CITY OF MARKHAM

BY-LAW NUMBER ____

TO AMEND BY-LAW 2017-104

BE IT ENACTED BY THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM THAT BY-LAW NUMBER 2017-104 BE AND THE SAME IS HEREBY AMENDED AS FOLLOWS:

1. By adding to the following street to Schedule "A" defining a maximum speed of 40 kilometres per hour:

COLUMN 1 <u>HIGHWAY</u>	COLUMN 2 <u>FROM</u>	COLUMN 3 TO
Evershot Crescent	In its entirety	In its entirety
Hammersly Boulevard	292 Hammersly Boulevard	305 Hammersly Boulevard
Beebe Crescent	In its entirety	In its entirety
Vinod Road	Toulouse Court	Gordon Landon Drive
Saddlebrook Drive	Bur Oak Avenue	Gordon Landon Drive
Gordon Landon Drive	Lane 12	Saddlebrook Drive
65M-4314 Cathedral High Street	Woodbine Avenue By-Pass	79 Cathedral High Street
Reflection Road	Anthoney Roman Avenue	Donald Buttress Boulevard West
Quinton Drive	Donald Buttress Boulevard West	Vitanna Road
65M-4391 Hammersly Boulevard 65M-4240	Greenspire Avenue	693 Hammersly Boulevard
Barnstone Drive	Alexander Lawrie Avenue	87 Barnstone Drive
Maria Road	Alexander Lawrie Avenue	Barnstone Drive
West Bay Drive	Alexander Lawrie Avenue	45 West Bay Drive. (Limit)

	UMN 1 <u>IWAY</u>	COLUMN 2 FROM		COLUMN 3 TO	
2.	The By-Law shall come Council of the City of Ma		-	· ·	•
READ	A FIRST, SECOND ANI , 2018.	O THIRD TIME AI	ND PASSED	THIS	_DAY OF
	ERLEY KITTERINGHAN CLERK		FRANK SCA MAYOR	ARPITTI	

Attachment 'I'

THE CORPORATION OF THE CITY OF MARKHAM

B	Y	-L	A	W	ľ	V	U)	V	\mathbf{I}	В	E	1	R			
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TO AMEND BY-LAW 2005-188

BE IT ENACTED BY THE COUNCIL OF THE COPORATION OF THE CITY OF MARKHAM THAT Parking By-Law 2005-188 be and the same is hereby amended as follows:

1. That Schedule C of Parking By-Law 2005-188 pertaining to "Prohibited Parking" be amended by adding the following:

COLUMN 1 LOCATION		COLUMN 2 SIDE(S)	COLUMN 3 BETWEEN	COLUMN 4 PROHIBTED TIME OR DAY
	Vinod Road	North	In its entirety	Anytime
	Saddlebrook Drive	South	In its entirety	Anytime
	Gordon Landon Drive	West	In its entirety	Anytime
	65M-4314 Cathedral High Street	North	Woodbine Avenue By-Pass and 8 Cathedral High Street	Anytime
	Cathedral High Street	North	Reflection Road and 38 Cathedral High Street	Anytime
	Cathedral High Street	North	60 Cathedral High Street and 62 Cathedral High Street	Anytime
	Cathedral High Street	South	59 Cathedral High Street and 61 Cathedral High Street	Anytime
	Cathedral High Street	South	Reflection Road and 37 Cathedral High Street	Anytime
	Cathedral High Street	South	Woodbine Avenue By-Pass and 7 Cathedral High Street	Anytime
	Reflection Road	East	In its entirety	Anytime
	Donald Buttress Boulevard West	North	In its entirety	Anytime
	Murison Drive	East	In its entirety	Anytime
	Quinton Drive 65M-4391	East	In its entirety	Anytime
	Memon Place	West	Hammersly Boulevard and 30 Memon Place	Anytime

COLUMN 1 LOCATION	COLUMN 2 SIDE(S)	COLUMN 3 BETWEEN	COLUMN 4 PROHIBTED <u>TIME OR DAY</u>				
•		Force and effect upon receit and also when authorized	ving the third reading by the signs have been erected.				
READ A FIRST, SE		ROAD TIME AND PASSI	ED THIS DAY				
KIMBERLEY KITT	TERINGHAM	FRANK SCA	, R PITTI				
CITY CLERK	EKINGHAM	MAYOR	FRANK SCARPITTI MAYOR				