



Report to: Development Services Committee

Report Date: May 23, 2017

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**SUBJECT:** Acceptance for Maintenance of Plans of Subdivision  
Registered Plan Numbers:  
65M-4317, 65M-4326, 65R-21556 (Parts 21 & 29)  
(Ward 6)

**PREPARED BY:** Kay Man Poon, Manager, Municipal Inspections ext. 2897  
**REVIEW BY:** Kevin Young, Senior Manager, Municipal Inspections, Contract  
Administration and Quality Control ext. 3050

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**RECOMMENDATION:**

- 1) That the report entitled "Acceptance for Maintenance of Plans of Subdivision, Registered Plan Numbers: 65M-4317, 65M-4326, 65R-21556 (Parts 21 & 29)", be received; and,
- 2) That the municipal services in Subdivision Registered Plan numbers 65M-4317, 65M-4326, 65R-21556 (Parts 21 & 29), be Accepted for Maintenance; and,
- 3) 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,
- 6) That by-laws as shown on Attachment 'D', be enacted by Council to establish each of the roads within the residential subdivisions as a public highway of the City of Markham; and,
- 7) That the by-law as shown on Attachment 'E', 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 'F', to amend Schedule 'A' of the Speed By-law #105-71, by including a maximum speed of 40 kilometres per hour for the streets indicated, be enacted; and,
- 9) That the by-law as shown on Attachment 'G', to amend Schedule 'C' of the Parking of Vehicles By-law #2005-188, by including prohibited parking on the streets indicated, be enacted; and,
- 10) 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 final two year Acceptance for Maintenance Period have been completed; and further,

- 11) 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 by-laws that include speed, stop and parking control on streets within the subdivisions.

**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 takeover, from the Developer, the responsibility for the maintenance and operation for the municipal services and transportation infrastructure within these plans. Upon placing the subdivisions on "Acceptance for Maintenance", the Developers will be required to guarantee the municipal infrastructure for a further period of time (two years) against any deficiencies or failures, after which each subdivision may be assumed by the City.

**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 Environmental Services / 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 exists:

0.115 kilometres of public highway

0.115 kilometres of sidewalk

0.062 kilometres of storm sewers

5 street lights

1 Bridge structure

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

**Acceptance for Maintenance date**

The date for Acceptance for Maintenance has been established as of January 01, 2017 which reflects the date the developments were eligible for acceptance.

**Public highway by-law to be passed**

A by-law as shown on Attachment 'D' 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 'E', 'F' and 'G', to by-laws 106-71, 105-71 and 2005-188 are attached to this report for adoption.

**FINANCIAL CONSIDERATIONS**

N.A.

**HUMAN RESOURCES CONSIDERATIONS**

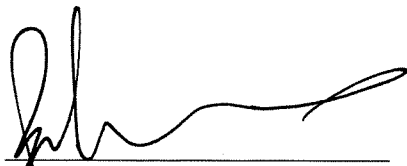
N.A.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

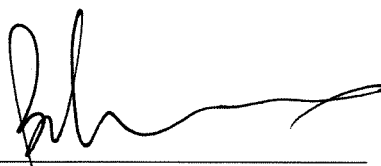
The plans of subdivision, municipal services and infrastructure meet the "Building Markham's Future Together" areas of strategic focus and have been designed and constructed in accordance with City policies, design criteria and standards including all environmental approvals and permits.

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

**RECOMMENDED BY:**

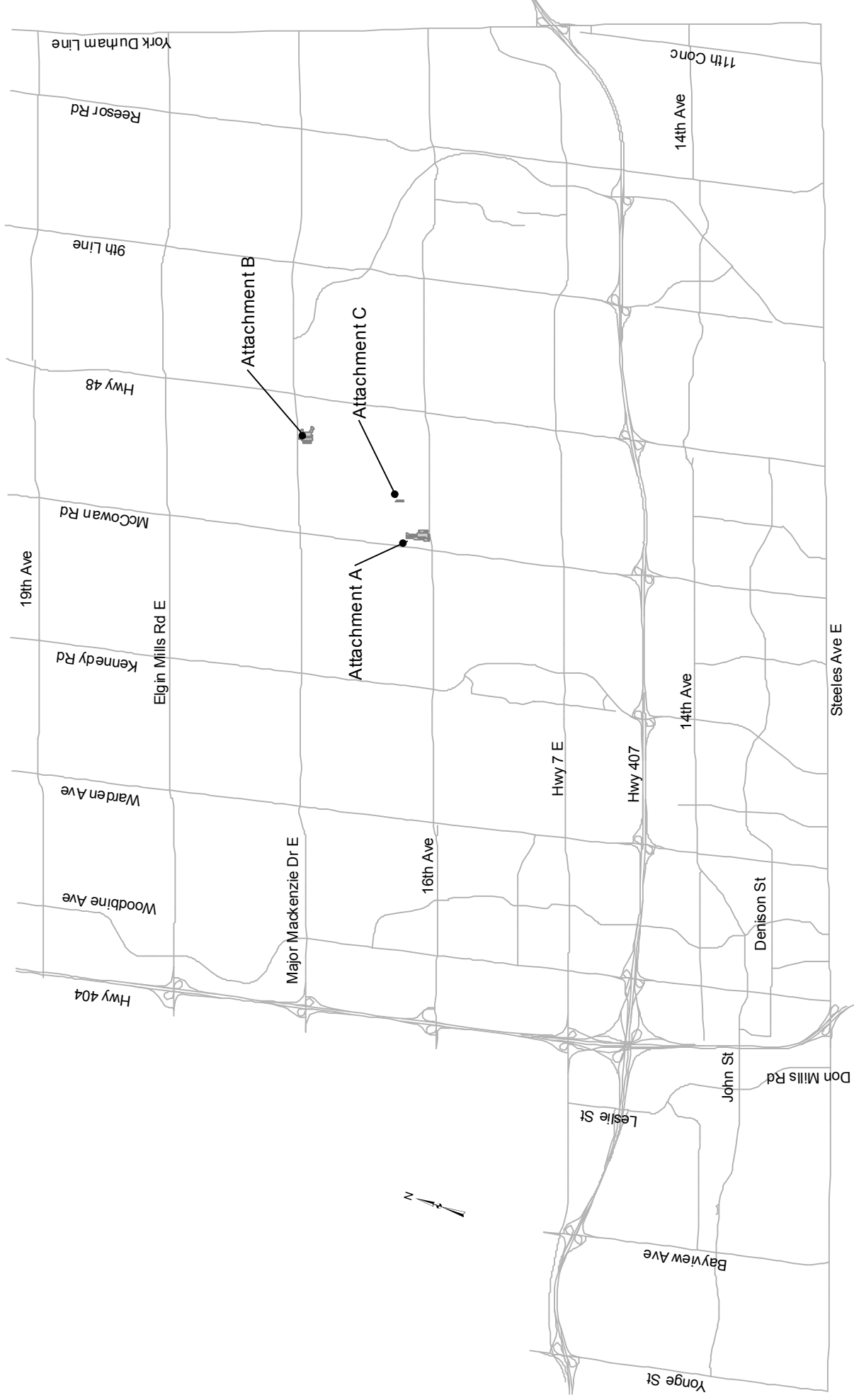
Brian Lee P.Eng  
Director of Engineering

  
for Jim Baird, M.C.I.P., R.P.P.  
Commissioner, Development Services

**ATTACHMENTS:**

Figure 1:	Subdivision Location Map	
Attachment 'A':	16th & McCowan Holdings Ltd (Lots Only)	Plan 65M-4317
Attachment 'B':	Wismer Markham Developments Inc. 1039954 Ontario Limited (Lots Only)	Plan 65M-4326
Attachment 'C':	Wismer Commons Developers Group Inc. Roy Rainey Bridge	Plan 65R-21556 (Parts 21 & 29)
Attachment 'D':	Road Dedication By-Law	Plan 65R-21556 (Parts 21 & 29)
Attachment 'E':	Traffic Control By-Law - Compulsory Stops	
Attachment 'F':	Traffic Control By-Law – Maximum Speed 40 kilometer/hour	
Attachment 'G':	Traffic Control By-Law – Prohibited Parking	

Subdivision Location Map  
Figure 1



 SUBJECT LANDS

 MARKHAM DEVELOPMENT SERVICES COMMISSION

Date: 02/05/2017

Major Mackenzie Dr E



## ATTACHMENT B

APPLICANT: Wismer Markham Developments Inc  
1039954 Ontario Limited (Lots Only)

Plan 65M-4326

 SUBJECT LANDS



 SUBJECT LANDS

 DEVELOPMENT SERVICES COMMISSION

Date: 02/05/2017



ATTACHMENT “D”

2017-

A by-law to establish streets laid out according  
to Reference Plan 65R-21556 as a public highway  
Part of Lot 17 and 18, Concession 7  
(Wismer Commons Developers Group 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. 65R-21556, the street laid out in accordance with the said Reference Plan 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 streets identified as Part 21 and 29, 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-21556 is hereby 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 Reference Plan 65R-21556 is named as follows:

Part 21 and 29 are named Roy Rainey Avenue.

Read a first, second and third time and passed this 9<sup>th</sup> day of May, 2017.

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City Clerk

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Mayor

Attachment “E”

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:

<u>COLUMN 1</u> <u>INTERSECTION</u>	<u>COLUMN 2</u> <u>FACING TRAFFIC</u>	<u>COLUMN 3</u> <u>LOCATION OF STOP SIGN</u>
Roy Rainey Avenue and James Parrot Avenue	Northbound on Roy Rainey Avenue	East side of Roy Rainey Ave., on the south side of James Parrot Ave.
Roy Rainey Avenue and James Parrot Avenue	Southbound on Roy Rainey Avenue	West side of Roy Rainey Ave., on the north side of James Parrot Ave.
James Parrot Avenue and Roy Rainey Avenue	Eastbound on James Parrot Avenue	South side of James Parrott Ave, on the west of Roy Rainey Avenue
Roy Rainey Avenue and Edward Jeffreys Avenue	Northbound on Roy Rainey Avenue	East side of Roy Rainey Ave., on the south side of Edward Jeffreys Ave.
Roy Rainey Avenue and Edward Jeffreys Avenue	Southbound on Roy Rainey Avenue	West side of Roy Rainey Ave., on the north side of Edward Jeffreys Ave.
Edward Jeffreys Avenue and Roy Rainey Avenue	Westbound on Edward Jeffreys Avenue	North side of Edward Jeffreys Ave, on the east of Roy Rainey Avenue

2. The By-Law shall come into force and effect upon receiving the third reading by the Council of the City of Markham and also when authorized signs have been erected.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
KIMBERLEY KITTERINGHAM  
CITY CLERK

\_\_\_\_\_  
FRANK SCARPITTI  
MAYOR

Attachment “F”

THE CORPORITSION OF THE CITY OF MARKHAM

BY-LAW NUMBER \_\_\_\_\_

TO AMEND BY-LAW 105-71

BE IT ENACTED BY THE COUNCIL OF THE CORPORITSION OF THE CITY OF MARKHAM THITS By-Law 105-71 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 HIGHWAY	COLUMN 2 FROM	COLUMN 3 TO
Roy Rainey Avenue	James Parrot Avenue	Edward Jeffreys Avenue.

2. The By-Law shall come into force and effect upon receiving the third reading by the Council of the City of Markham and also when authorized signs have been erected.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
KIMBERLEY KITTINGHAM  
CITY CLERK

\_\_\_\_\_  
FRANK SCARPITTI  
MAYOR

THE CORPORATION OF THE CITY OF MARKHAM  
BY-LAW NUMBER \_\_\_\_\_  
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:

<u>COLUMN 1</u> <u>LOCATION</u>	<u>COLUMN 2</u> <u>SIDE(S)</u>	<u>COLUMN 3</u> <u>BETWEEN</u>	<u>COLUMN 4</u> <u>PROHIBITED</u> <u>TIME OR DAY</u>
Roy Rainey Avenue	Both	James Parrot Ave. To Edward Jeffreys Ave.	Anytime

2. The By-Law shall come in and force and effect upon receiving the third reading by the Council of the City of Markham and also when authorized signs have been erected.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
KIMBERLEY KITTINGHAM  
CITY CLERK

\_\_\_\_\_  
FRANK SCARPITTI  
MAYOR