



Report to: Development Services Committee

Report Date: May 08, 2017

SUBJECT: Acceptance for Maintenance of Plans of Subdivision
Registered Plan Numbers:
65M-3778, 65R-27216 (Parts 1, 2, 3, 4, 5, 6 & 7), 65M-4174,
65M-4328, 65M-4406, 65M-4415, 65M-4457
(Wards 2, 3, 4, 5, 7 and 8)

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

RECOMMENDATION:

- 1) That the report entitled "Acceptance for Maintenance of Plans of Subdivision, Registered Plan Numbers: 65M-3778, 65R-27216 (Parts 1, 2, 3, 4, 5, 6 & 7), 65M-4174, 65M-4328, 65M-4406, 65M-4415, 65M-4457", be received; and,
- 2) That the municipal services in Subdivision Registered Plan numbers 65M-3778, 65R-27216 (Parts 1, 2, 3, 4, 5, 6 & 7), 65M-4174, 65M-4328, 65M-4406, 65M-4415, 65M-4457), 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 'G', 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 'H', 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 'I', 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 'J', 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,

- 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:

- 2.43 kilometres of public highway
- 2.66 kilometres of sidewalk
- 2.39 kilometres of storm sewers

2.24 kilometres of sanitary sewers
2.65 kilometres of watermain
346 street trees
81 street lights
0.61 hectares of parkland

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 'G' 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 'H', 'I' and 'J', 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



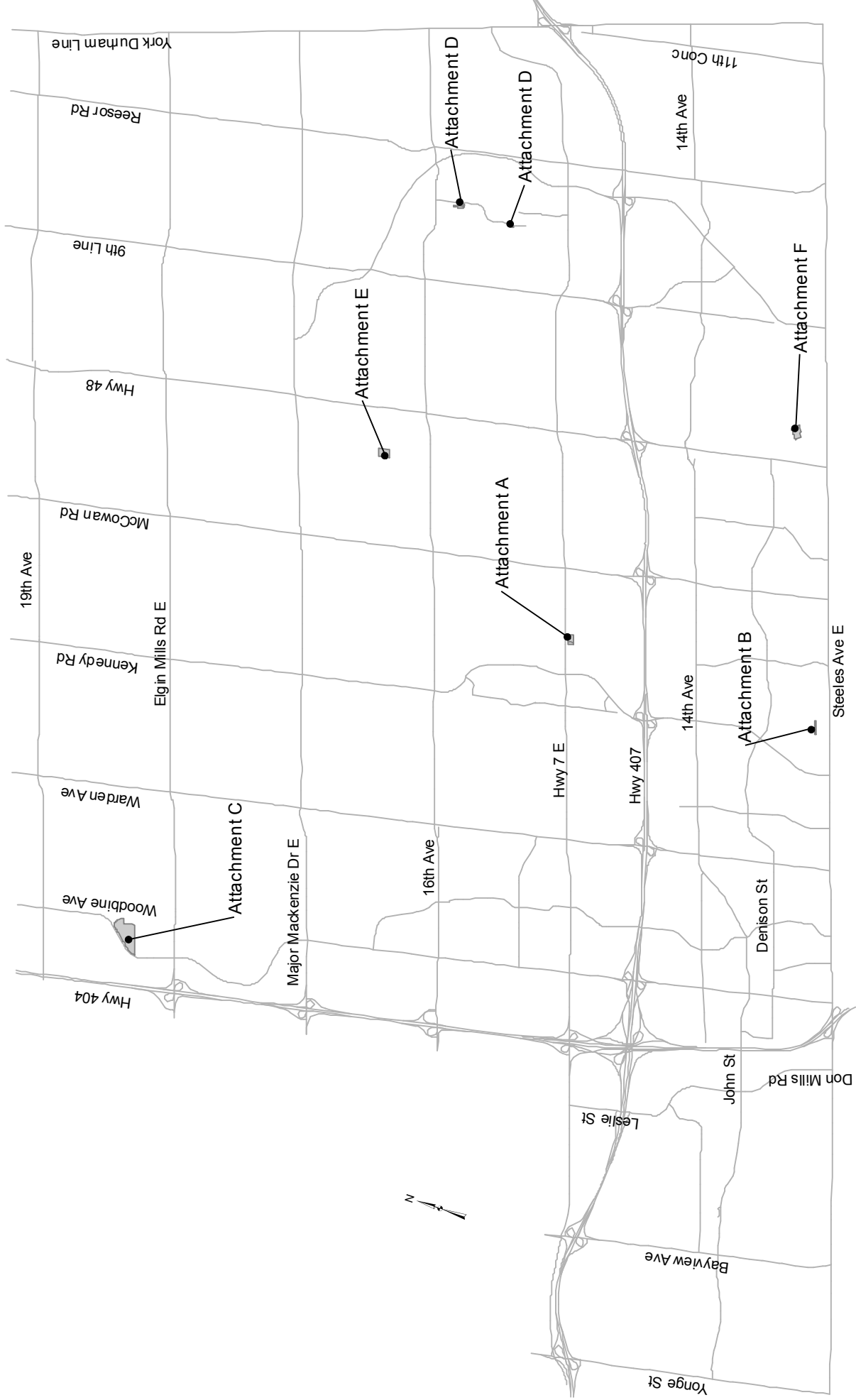
Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

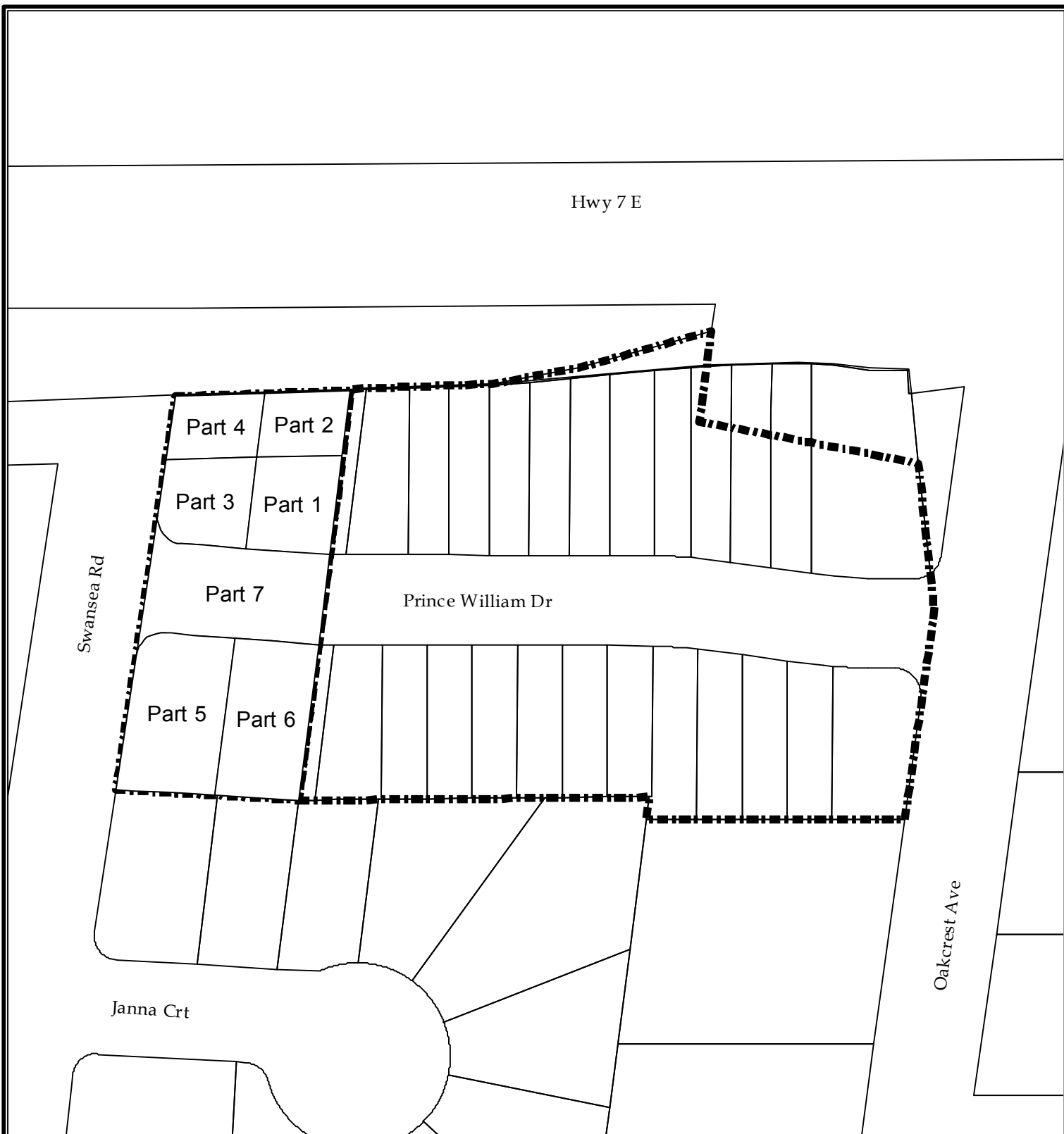
ATTACHMENTS:

Figure 1:	Subdivision Location Map	
Attachment 'A':	Sky Palace Inc. (Prince William Drive)	Plan 65M-3778 65R-27216 (Parts 1, 2, 3, 4, 5, 6 & 7)
Attachment 'B':	2148098 Ontario Limited (Celadine Drive)	Plan 65M-4174
Attachment 'C':	Vetmar Limited	Plan 65M-4328
Attachment 'D':	Wykland Estates Inc. (Lots Only)	Plan 65M-4406
Attachment 'E':	CWH Markham Developments Inc.	Plan 65M-4415
Attachment 'F':	Forest Bay Homes Ltd. (Castle Rock)	Plan 65M-4457
Attachment 'G':	Road Dedication By-Law	Plan 65M-3778 Plan 65R-27216 (Part 7) Plan 65M-4174 Plan 65M-4328 Plan 65M-4415 Plan 65M-4457
Attachment 'H':	Traffic Control By-Law - Compulsory Stops	
Attachment 'I':	Traffic Control By-Law – Maximum Speed 40 kilometer/hour	
Attachment 'J':	Traffic Control By-Law – Prohibited Parking	

Subdivision Location Map

Figure 1





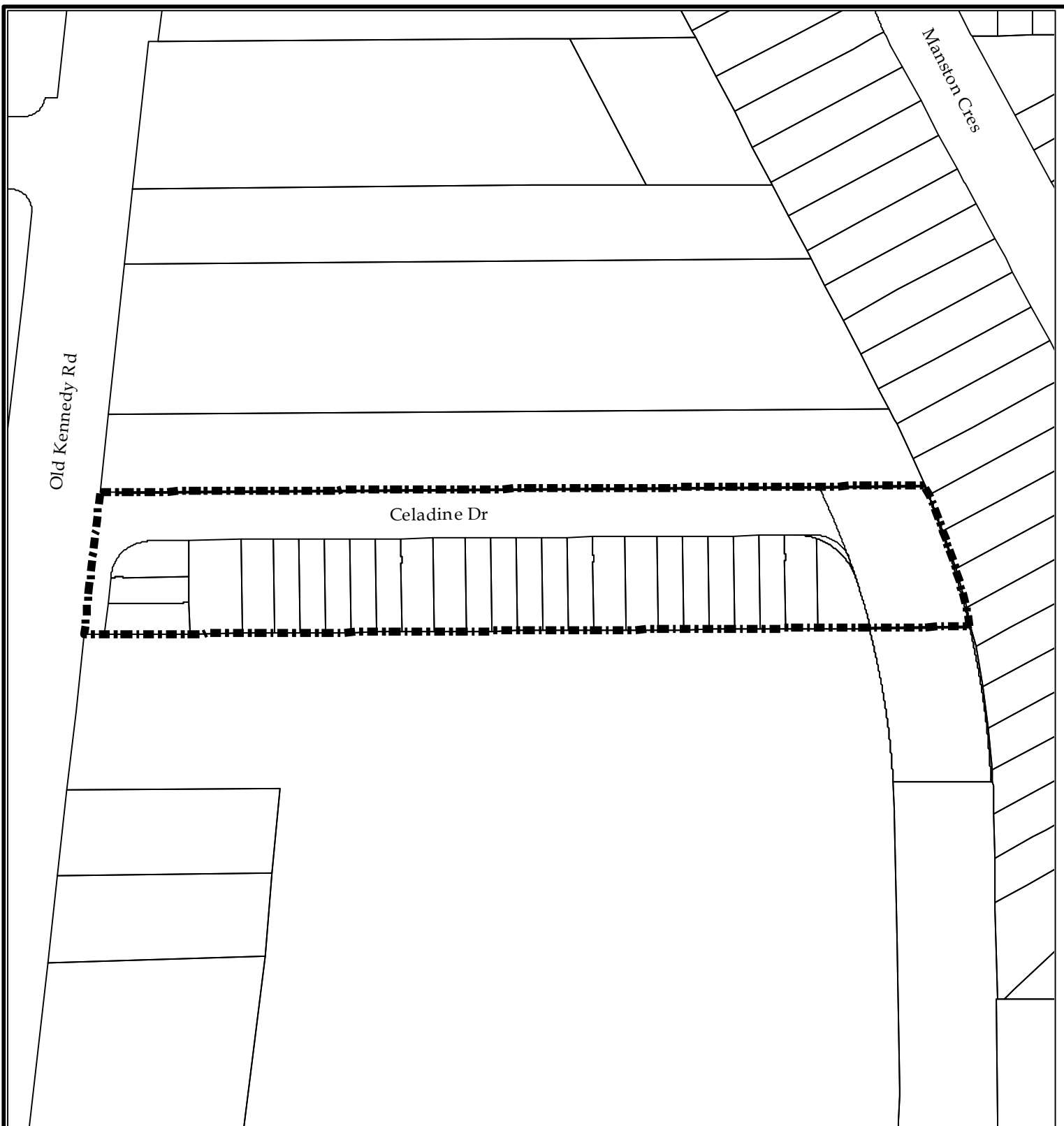
ATTACHMENT A

APPLICANT: Sky Palace Inc. (Prince William Dr)

Plan 65M-3778
65R-27216 (Parts 1 - 7)

 SUBJECT LANDS





ATTACHMENT B

APPLICANT: 2148098 Ontario Limited (Celadine Dr)

Plan 65M-4174

 SUBJECT LANDS





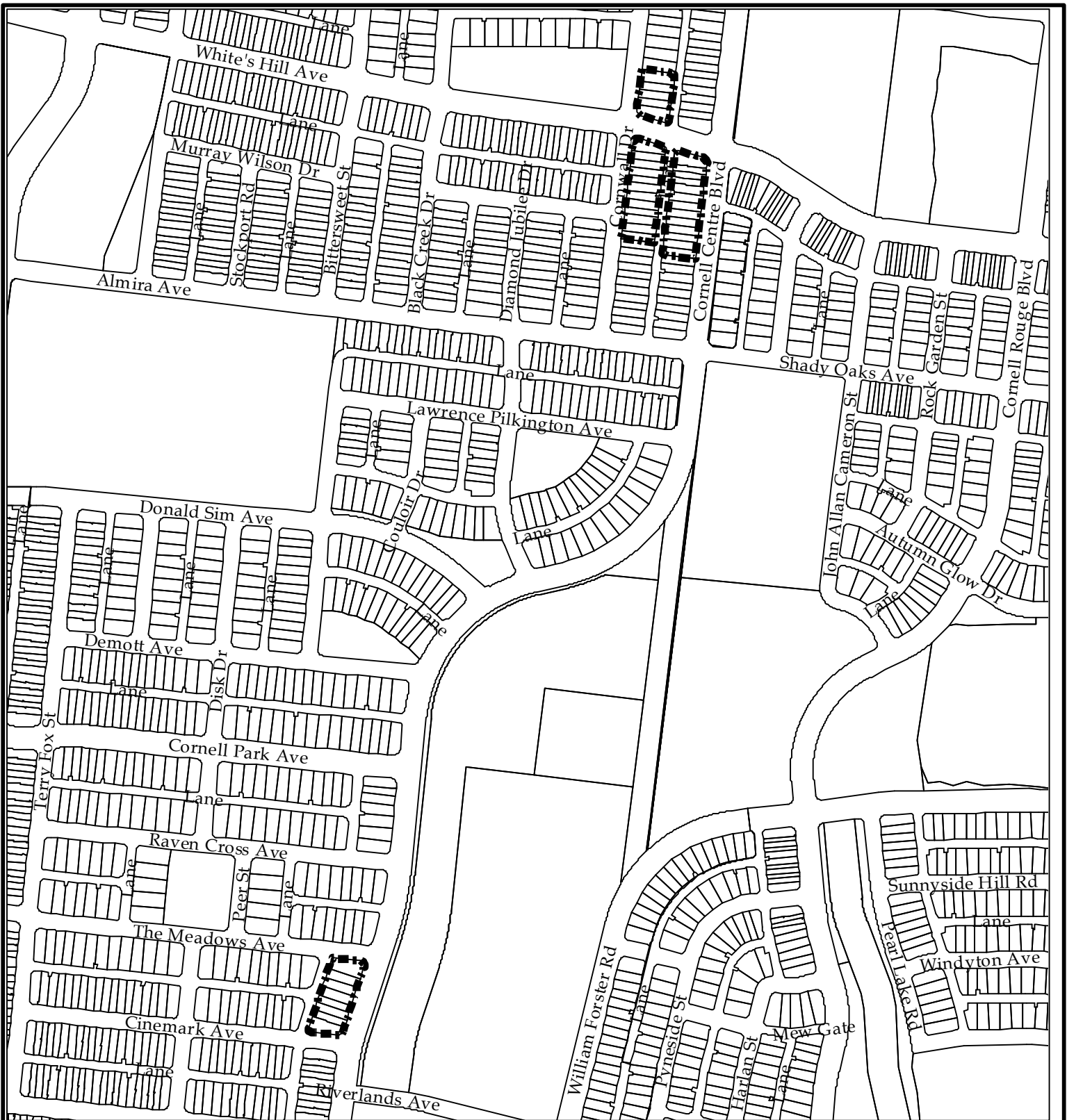
ATTACHMENT C

APPLICANT: Vetmar Limited

Plan 65M-4328

 SUBJECT LANDS





ATTACHMENT D

APPLICANT: Wykland Estates Inc. (Lots Only)

Plan 65M-4406

 SUBJECT LANDS



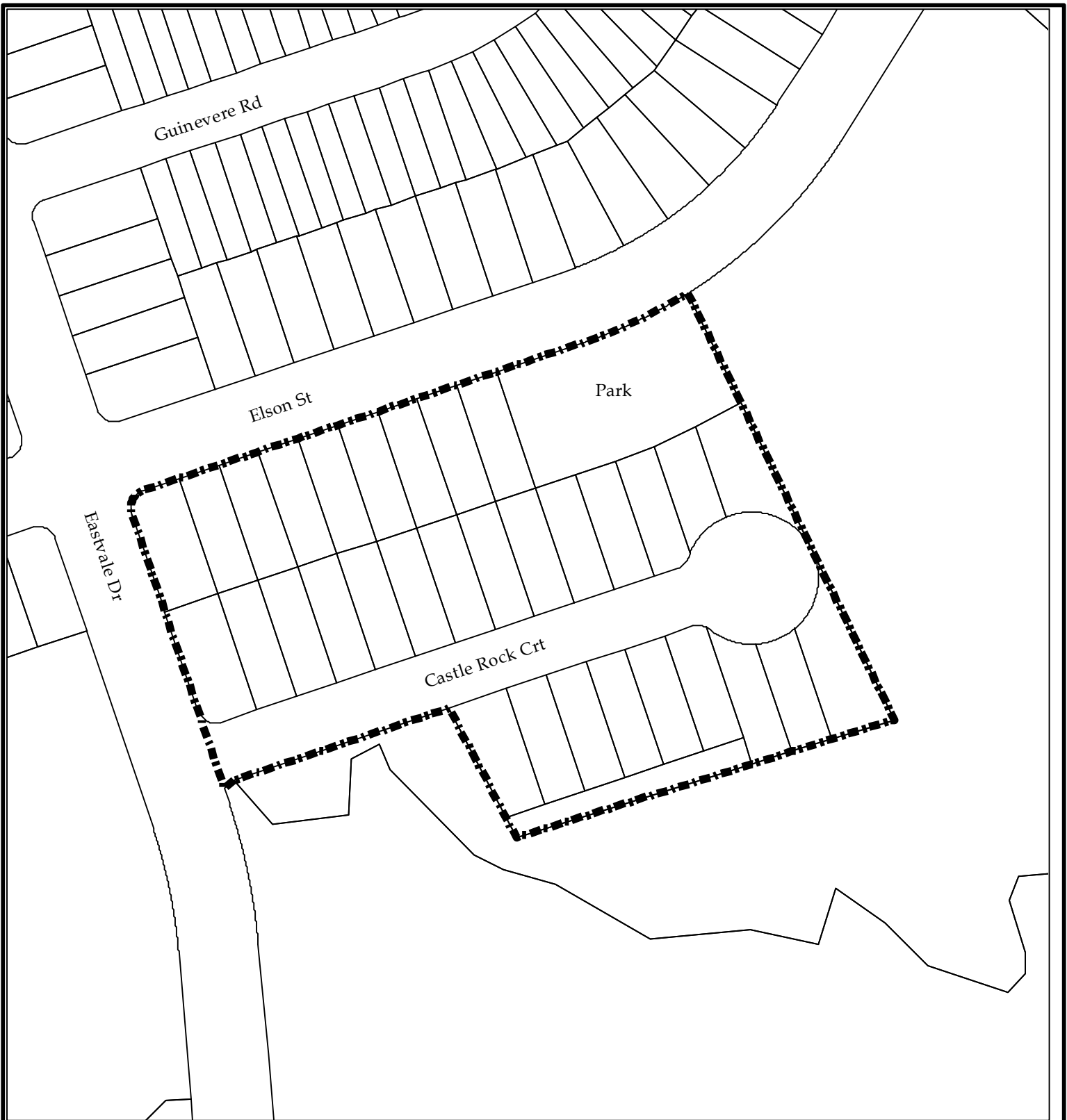
ATTACHMENT E

APPLICANT: CWH Markham Developments Inc.

Plan 65M-4415

 SUBJECT LANDS





ATTACHMENT F

APPLICANT: Forest Bay Homes Ltd. (Castle Rock)

Plan 65M-4457

 SUBJECT LANDS



ATTACHMENT “G”

2017-

A by-law to establish streets laid out according
to Plan of Subdivision 65M-3778 as a public highway
Part of Lot 10, Concession 6
(Sky Palace 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-3778, 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 named Prince William Drive 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-3778 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 9th day of May, 2017.

City Clerk

Mayor

ATTACHMENT “G”

2017-

A by-law to establish streets laid out according
to Reference Plan 65R-27216 as a public highway
Block 128, Registered Plan 65M-2520, and Part of Lot 10, Concession 6
(Chiavatti Developments 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. 65R-27216, 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 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-27216 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-27216 is named as follows:

Part 7 is named Prince William Drive.

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

City Clerk

Mayor

ATTACHMENT “G”

2017-

A by-law to establish streets laid out according
to Plan of Subdivision 65M-4174 as a public highway
Part of Lot 1, Concession 6
(2148098 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-4174, 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 named Celadine Drive 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-4174 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 9th day of May, 2017.

City Clerk

Mayor

ATTACHMENT “G”

2017-

A by-law to establish streets laid out according
to Plan of Subdivision 65M-4328 as a public highway
Part of Lots 27 and 28, Concession 3
(Vetmar 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-4328, 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 Bishop’s Gate, Earl Goodyear Road, Helford Street, Livante Court, Living Crescent, Vetmar Avenue, and Zeng Cheng Drive 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-4328 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 9th day of May, 2017.

City Clerk

Mayor

ATTACHMENT “G”

2017-

A by-law to establish streets laid out according
to Plan of Subdivision 65M-4415 as a public highway
Block 33, Registered Plan 65M-3493
(CWH Markham Developments 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-4415, 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 Wermoth Court and Alatera 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-4415 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 9th day of May, 2017.

City Clerk

Mayor

ATTACHMENT “G”

2017-

A by-law to establish streets laid out according
to Plan of Subdivision 65M-4457 as a public highway
Block 1, Registered Plan 65M-3616
(Forest Bay Homes Ltd.)
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-4457, 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 named Castle Rock Court 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-4457 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 9th day of May, 2017.

City Clerk

Mayor

Attachment “H”

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>
Prince William Drive and Swansea Road	Westbound on Prince William Drive	North side of Prince William Drive, on the East side of Swansea Road.
Prince William Drive and Oakcrest Avenue	Eastbound on Prince William Drive	South side of Prince William Drive, on the West side of Oakcrest Avenue
Old Kennedy Road and Celadine Drive	Westbound on Celadine Drive	North side of Celadine Drive, on the East side of Old Kennedy Road
Bishop’s Gate and Livante Court	Southbound on Bishop’s Gate	West of Bishop’s gate on the east of Livante Ct
Helford Street and Livante Court	Northbound on Helford Street	East side of Helford Street, on the south side of Livante Ct.
Living Crescent (West Leg) and Livante Court,	Southbound on Living Crescent	West side of Living Crescent, on the North side of Livante Ct.
Zeng Cheng Drive and Living Crescent, west Leg	Westbound on Zeng Cheng Dr.	North side of Zeng Cheng Dr., on the East side of Living Crescent
Earl Goodyear Road and Zeng Cheng Dr.	Northbound on Earl Goodyear Road.	East side of Earl Goodyear Road, on the South side of Living Crescent
Earl Goodyear Road and Zeng Cheng Dr.	South bound on earl Goodyear Road	West side of Earl Goodyear Road, on the North side of Zeng Cheng Dr.
Living Crescent East Leg and Livante Court,	Southbound on Living Crescent	West side of Living Crescent, on the North side of Livante Court.
Livante Court and laneway east limit	Southbound on Laneway	West side of Laneway, on the North side of Livante Court
Zeng Cheng Dr. and Living Crescent east leg	Eastbound on Zeng Cheng Dr.	South side of Zeng Cheng Dr, on the West side of Living Crescent

Attachment “H”

<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>
Vetmar Avenue and Living Crescent	Westbound on Vetmar Avenue	North side of Vetmar Ave., on the East side of Living Crescent
Vetmar Avenue and laneway	Northbound on Laneway	East side of Laneway, on the South side of Vetmar Avenue
Vetmar Avenue and Victoria Square Boulevard	Eastbound on Vetmar Avenue	South side of Vetmar Avenue, on the west side of Victoria Square Boulevard
Wermoth Court and Mingay Avenue	Westbound on Wermoth Court	North side of Wermoth Court, on the East side of Mingay Avenue.
Alandera Avenue and Mingay Avenue	Westbound on Alatera Avenue	North side of Alatera Avenue, on the East side of Mingay Avenue.
Alandera Avenue and Wermoth Court	Eastbound on Alatera Avenue	South side of Alatera Avenue, on the West side of Wermoth Court.
Castle Rock Court and Eastvale Drive	Westbound on Castle Rock Court	North side of Castle Rock, on the East side of Eastvale Drive

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
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Attachment “I”

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:

<u>COLUMN 1</u> <u>HIGHWAY</u>	<u>COLUMN 2</u> <u>FROM</u>	<u>COLUMN 3</u> <u>TO</u>
Prince William Drive	Swansea Road	Oakcrest Avenue
Celadine Drive	In its entirety	In its entirety
Bishop’s Gitse	In its entirety	In its entirety
Livante Court	In its entirety	In its entirety
Vetmar Avenue	In its entirety	In its entirety
Living Crescent	In its entirety	In its entirety
Alitsera Avenue	Mingay Avenue	Wermoth Court
Wermoth Court	Mingay Avenue	Wermoth Court
Castle Rock Court	In its entirety	In its entirety

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

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 LOCATION</u>	<u>COLUMN 2 SIDE(S)</u>	<u>COLUMN 3 BETWEEN</u>	<u>COLUMN 4 PROHIBITED TIME OR DAY</u>
Celadine Drive	Both	In its entirety	Anytime
Vetmar Avenue	South Side	10m. East of Lane Way and 10m. west of Lane Way	Anytime
Wermoth Court	South and East Sides	Mingay Avenue and 59 Wermoth Court	Anytime
Alatera Avenue	South Side	Mingay Avenue and 17 Alatera Avenue	Anytime
Castle Rock Court	South	In its entirety	Anytime
Castle Rock Court	North	West of 24 Castle Rock Court and East of 28 Castle Rock Court	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 KITTERINGHAM
CITY CLERK

FRANK SCARPITTI
MAYOR

