



Report to: Development Services Committee

Report Date: January 25, 2016

SUBJECT: Acceptance for Maintenance of Plan of Subdivision
Registered Plan Numbers:
65M-4071, 65M-4183, 65M-4221, 65M-4281, 65M-4290,
65M-4312

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-4071, 65M-4183, 65M-4221, 65M-4281, 65M-4290 and 65M-4312 be received; and,
- 2) That the municipal services in Subdivision Registered Plan numbers 65M-4071, 65M-4183, 65M-4221, 65M-4281, 65M-4290 and 65M-4312 be Accepted for Maintenance; and,
- 3) 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,
- 4) That the Community Services Commission accepts the responsibility for operating and maintaining the infrastructure within the subdivisions as part of the City's system; and,
- 5) That the Acceptance for Maintenance Period commence as of September 1, 2015, which is the date the subdivisions were eligible for acceptance; and,
- 6) That acceptance of the subdivisions be taken into consideration in future operating budgets; 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 approved; 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 kilometers per hour for the streets indicated, be approved; 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 approved; 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 guarantee periods 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 the implementation of 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 assume, 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 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 electrical consulting engineer for the developer and has been reviewed by Asset Management 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:

- 2.36 kilometers of roads
- 0.21 kilometers of lanes
- 2.31 kilometers of sidewalk

2.41 kilometers of sanitary sewers
2.39 kilometers of storm sewers
2.97 kilometers of watermain
323 street trees
85 street lights
0.59 hectares of parkland
1.71 hectares of open space

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 September 1, 2015 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 traffic flow. The recommended amendments as shown on Attachment 'H, I, J', to by-laws 106-71, 105-71 and 2005-188 are attached to this report for adoption.

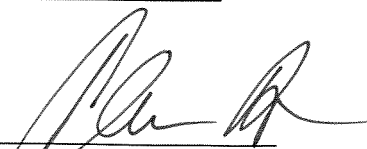
ALIGNMENT WITH STRATEGIC PRIORITIES:

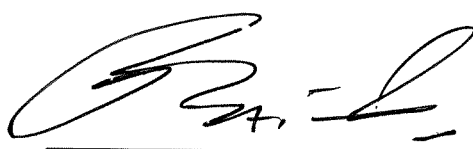
The plans of subdivision, municipal services and infrastructure meet the "Building Markham's Future Together" areas of strategic focus and have been designed and constructed in accordance with City policies, design criteria and standards including all environmental approvals and permits.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Community Services Commission is to assume maintenance of the infrastructure within these plans. The Legal Department is to prepare a by-law to be enacted by Council to establish each of the roads within these plans as public highways of the City of Markham. The Mayor and Clerk are 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 guarantee periods have been completed.

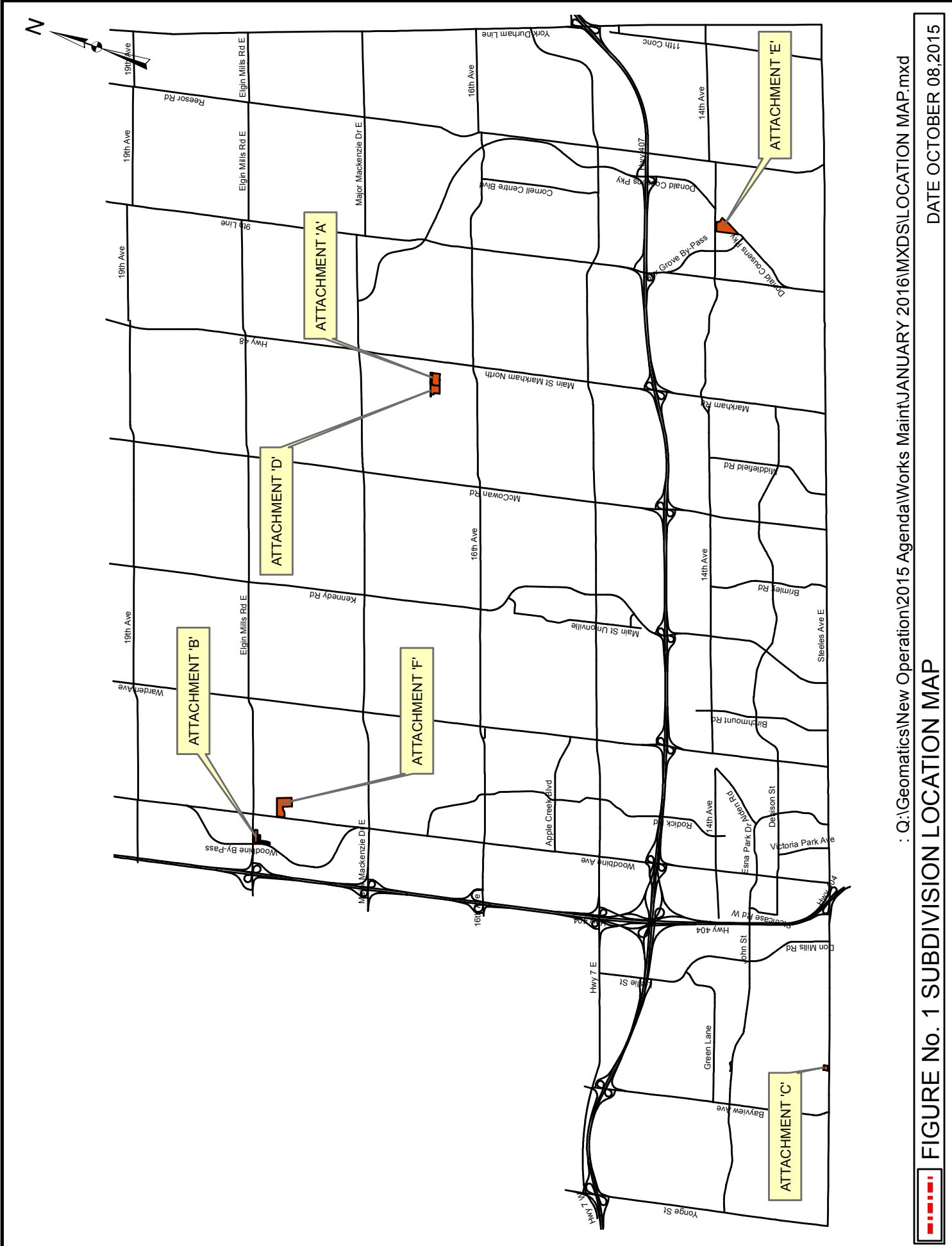
RECOMMENDED BY:


Alan Brown, C.E.T.
Director of Engineering


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

ATTACHMENTS:

Figure 1:	Subdivision Location Map	
Attachment 'A':	Great Eldin Investments Ltd.	Plan 65M-4071
Attachment 'B':	Country Wide Homes at Victoria Square Ltd.	Plan 65M-4183
Attachment 'C':	Mark V Developments Inc.	Plan 65M-4221
Attachment 'D':	Great Eldin Investments Ltd.	Plan 65M-4281
Attachment 'E':	Eldin Homes Limited	Plan 65M-4290
Attachment 'F':	Monarch Walmark Development Limited	Plan 65M-4312
Attachment 'G':	Road Dedication By-Law	Plan 65M-4071 Plan 65M-4183 Plan 65M-4221 Plan 65M-4281 Plan 65M-4290 Plan 65M-4312
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	



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FIGURE No. 1 SUBDIVISION LOCATION MAP

DATE OCTOBER 08,2015



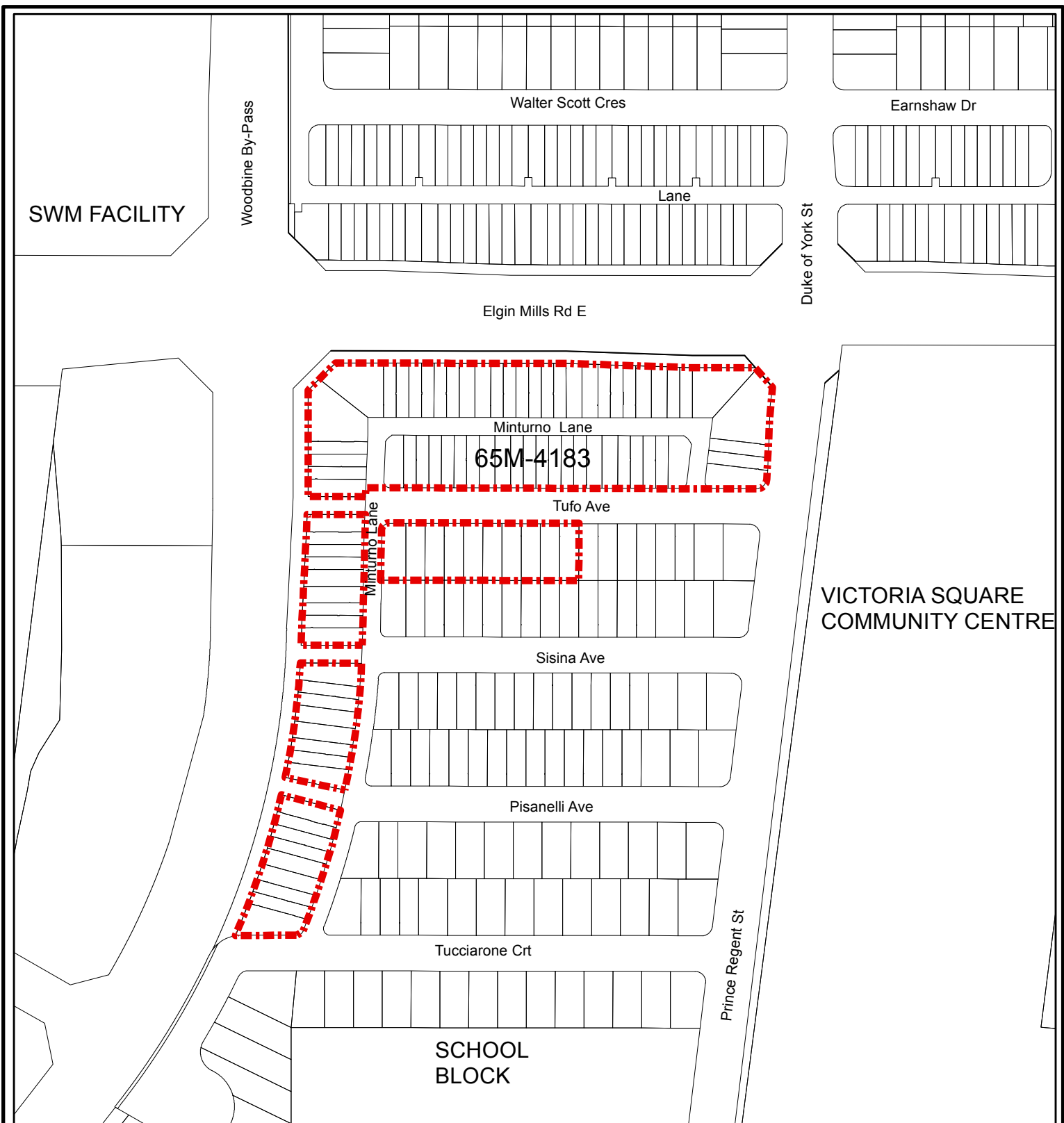
: Q:\Geomatics\New Operation\2015 Agenda\Works Maint\JANUARY 2016\NEW MXDS\ATTACHMENT A.mxd

ATTACHMENT 'A'

APPLICANT: GREAT ELDIN INVESTMENTS LTD.
PLAN 65M-4071

FILE No:3093-PH1 TECH 11 129052

 SUBJECT LANDS



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ATTACHMENT 'B'

APPLICANT: COUNTRY WIDE HOMES AT VICTORIA SQUARE LTD.
PLAN 65M-4183

SUBJECT LANDS

FILE No: 1024-PH2

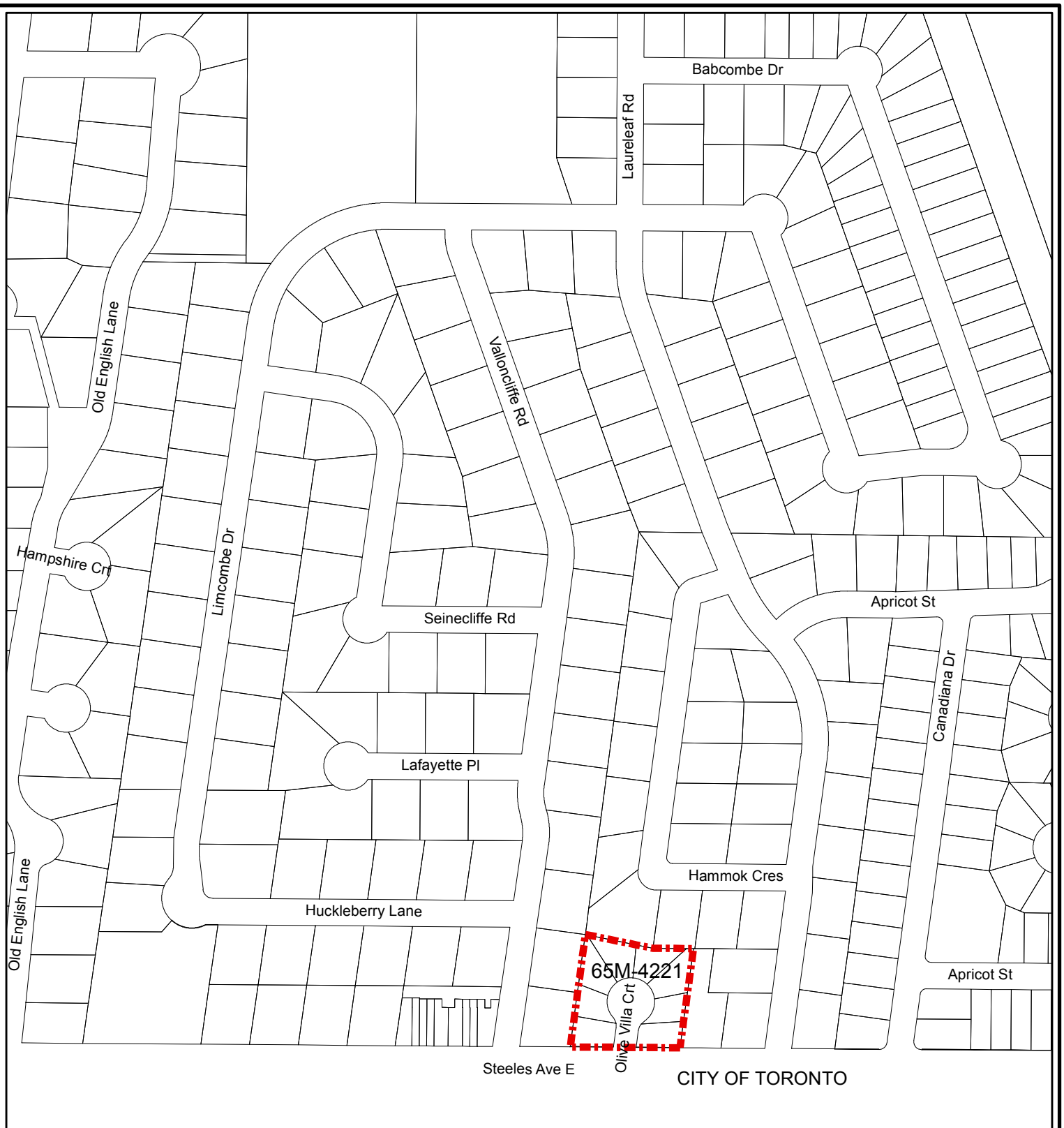


DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KMP

DATE: 10/06/15



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ATTACHMENT 'C'

APPLICANT: MARK V DEVELOPMENTS INC.
PLAN 65M-4221

FILE No: 1031 TECH 11 114475

 SUBJECT LANDS

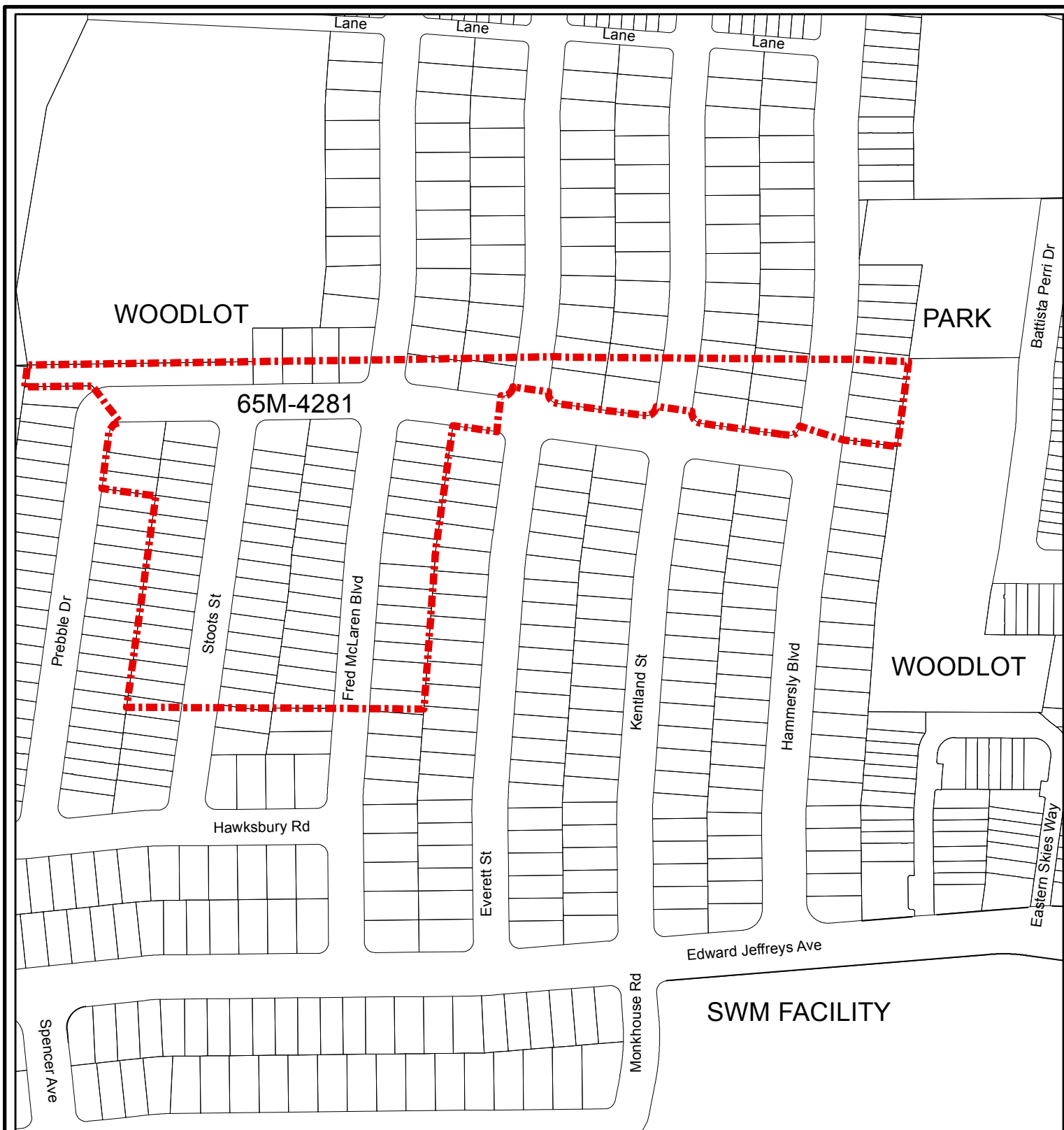


DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KMP

DATE: 10/06/15



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ATTACHMENT 'D'

APPLICANT: GREAT ELDIN INVESTMENTS LTD.
PLAN 65M-4281

FILE No: 3093-PH2 TECH 11 118055

 SUBJECT LANDS

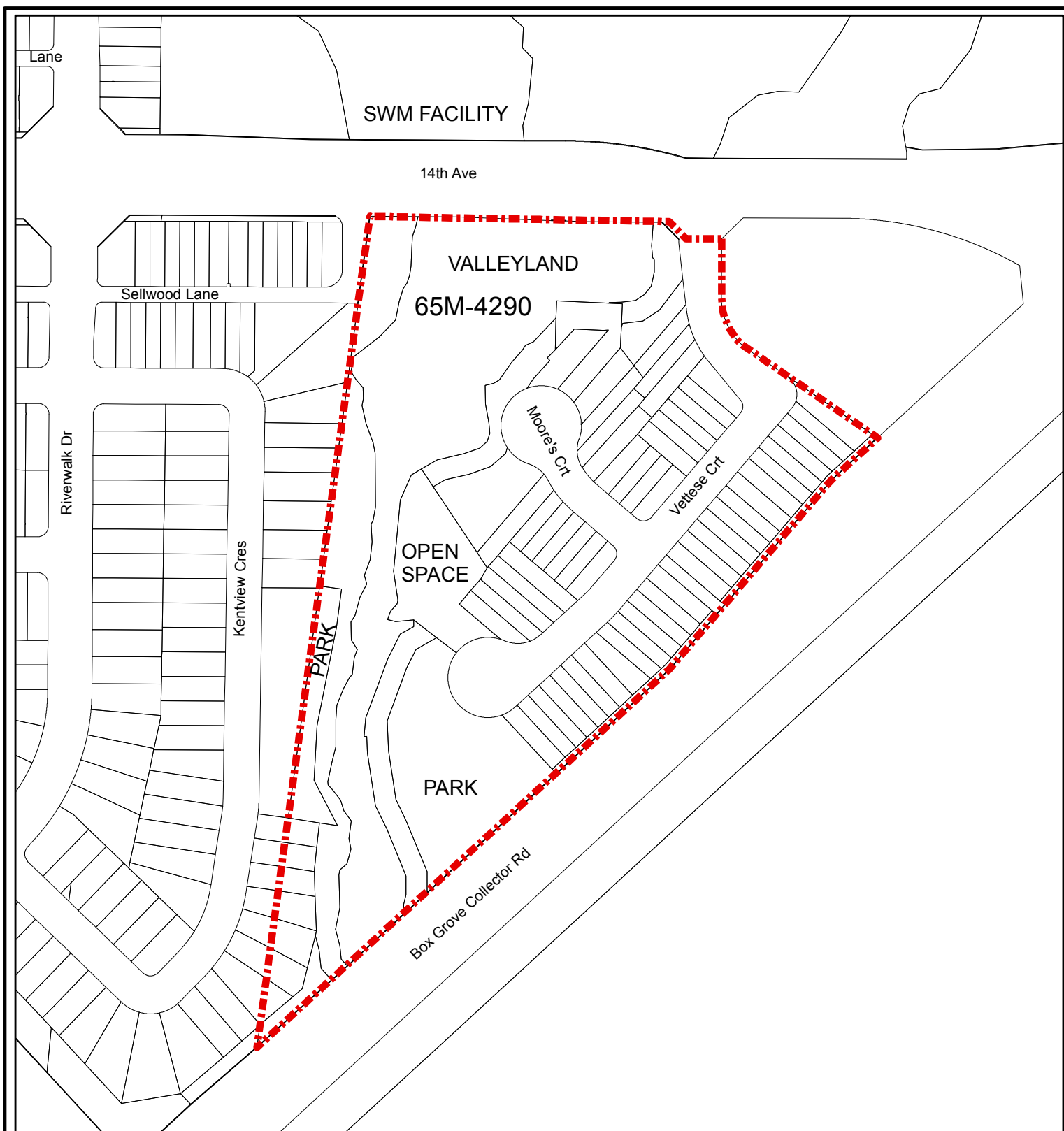


DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KMP

DATE: 10/06/15



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ATTACHMENT 'E'

APPLICANT: ELDIN HOMES LIMITED
PLAN 65M-4290

FILE No: 3129 TECH 12 120613

 SUBJECT LANDS

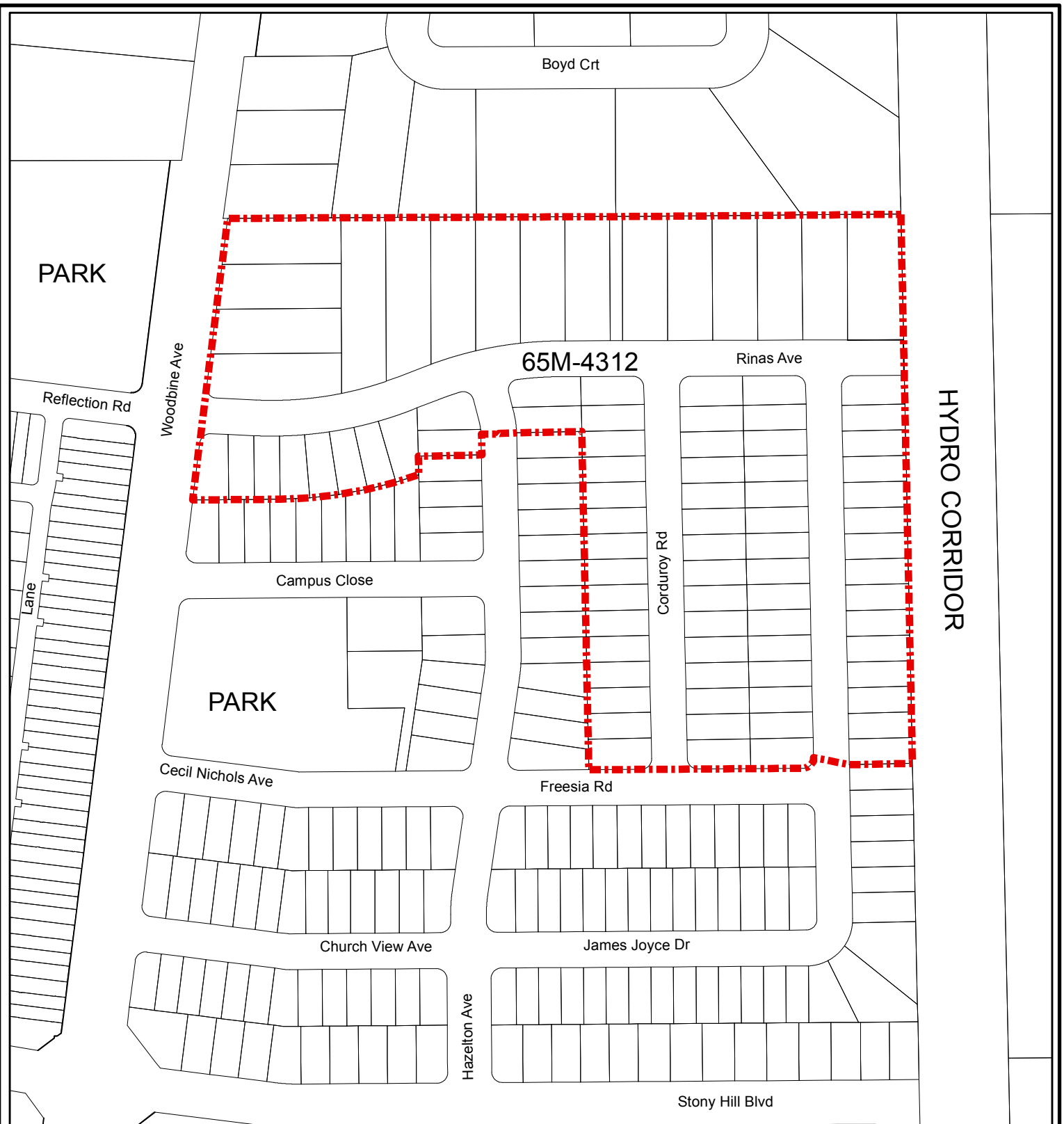


DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KMP

DATE: 10/06/15



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ATTACHMENT 'F'

APPLICANT: MONARCH WALMARK DEVELOPMENT LIMITED
PLAN 65M-4312

FILE No: 2179-PH2 SU 06 108473

 SUBJECT LANDS



DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KMP

DATE: 10/06/15

ATTACHMENT G

2016-

A by-law to establish streets laid out according
to Plan of Subdivision 65M-4071 as public highway
Part of Lot 17, Concession 7
(Great Eldin Investments 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-4071, 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 as set out in Clause 2 below, 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-4071 are hereby adopted for public use and declared to be and form part of the City of Markham highway system.
- 2. And that the streets, as shown on plan of subdivision 65M-4071, are named the following:

Everett Street
Kentland Street
Hammersly Boulevard
Prebble Drive

Read a first, second and third time and passed this day of ,2016.

City Clerk

Mayor

ATTACHMENT G

2016-

A by-law to establish streets laid out according
to Plan of Subdivision 65M-4183 as public highway
Part of East Half of Lot 25, Concession 6
(Country Wide Homes At Victoria Square 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-4183, 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 as set out in Clause 2 below, 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-4183 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, as shown on plan of subdivision 65M-4183, is named the following:

Minturno Lane

Read a first, second and third time and passed this day of _____, 2016.

City Clerk

Mayor

ATTACHMENT G

2016-

A by-law to establish streets laid out according
to Plan of Subdivision 65M-4221 as public highway
Part of Lot 1, Concession 2
(Mark V 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-4221, 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 as set out in Clause 2 below, 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-4221 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, as shown on plan of subdivision 65M-4221, is named the following:

Olive Villa Court

Read a first, second and third time and passed this day of ,2016.

City Clerk

Mayor

ATTACHMENT G

2016-

A by-law to establish streets laid out according
to Plan of Subdivision 65M-4281 as public highway
Part of Lot 17, Concession 7
(Great Eldin Investments 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-4281, 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 as set out in Clause 2 below, 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-4281 are hereby adopted for public use and declared to be and form part of the City of Markham highway system.
- 2. And that the streets, as shown on plan of subdivision 65M-4281, are named the following:

Everett Street
Kentland Street
Fred McLaren Boulevard
Hammersly Boulevard
Stoots Street
Prebble Drive

Read a first, second and third time and passed this day of ,2016.

City Clerk

Mayor

ATTACHMENT G

2016-

A by-law to establish streets laid out according
to Plan of Subdivision 65M-4290 as public highway
Part of Lots 4 and 5, Concession 9
(Eldin Homes 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-4290, 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 as set out in Clause 2 below, 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-4290 are hereby adopted for public use and declared to be and form part of the City of Markham highway system.
- 2. And that the streets, as shown on plan of subdivision 65M-4290, are named the following:

Vettese Court
Moore's Court

Read a first, second and third time and passed this day of ,2016.

City Clerk

Mayor

ATTACHMENT G

2016-

A by-law to establish streets laid out according
to Plan of Subdivision 65M-4312 as public highway
Part of West ½ of Lot 24, Concession 4
(Monarch Walmark Development 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-4312, 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 as set out in Clause 2 below, 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-4312 are hereby adopted for public use and declared to be and form part of the City of Markham highway system.
- 2. And that the streets, as shown on plan of subdivision 65M-4312, are named the following:

Corduroy Road
Hazelton Avenue
James Joyce Drive
Rinas Avenue

Read a first, second and third time and passed this day of ,2016.

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>
Fourteenth Avenue at Vettese Court.	Northbound on Vettese Court.	South side of Fourteenth Avenue, on the east side of Vettese Court.
Moore’s Court at Vettese Court.	Eastbound on Moore’s Court.	West side of Vettese Court, on the south side of Moore’s Court.
Everett Street at Prebble Drive.	Northbound on Everett Street.	South side of Prebble Drive, on the east side of Everett Street.
Everett Street at Prebble Drive.	Southbound on Everett Street.	North side of Prebble Drive, on the west side of Everett Street.
Kentland Street at Prebble Drive.	Northbound on Kentland Street.	South side of Prebble Drive, on the east side of Kentland Street.
Kentland at Street at Prebble Drive	Southbound on Kentland Street.	North side of Prebble Drive, on the west side of Kentland Street.
Hammersly Blvd. at Prebble Drive.	Eastbound on Prebble Drive.	South side of Prebble Drive, on the east side of Hammersly Boulevard.
Stoots Street at Prebble Drive.	Northbound on Stoots Street.	South side of Prebble Drive, on the east side of Stoots Street.
Fred McLaren Boulevard at Prebble Drive.	Northbound on Fred McLaren Boulevard.	South side of Prebble Drive, on the east side of Fred McLaren Boulevard.
Fred McLaren Boulevard at Prebble Drive.	Southbound on Fred McLaren Boulevard.	North side of Prebble Drive, on the west side of Fred McLaren Boulevard.
Prebble Drive at Fred McLaren Boulevard.	Eastbound on Prebble Drive.	West side of Fred McLaren Boulevard, on the south side of Prebble Drive.

<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>
Prebble Drive at Fred McLaren Boulevard.	Westbound on Prebble Drive.	East side of Fred McLaren Boulevard, on the north side of Prebble Drive.
Olive Villa Court at Steeles Avenue E.	Southbound on Olive Villa Court.	Westside of Olive Villa Court, on the north side of Steeles Avenue.
Minturno Lane at Tufo Avenue.	Southbound on Minturno Lane.	West side of Minturno Lane, on the north side of Tufo Avenue.
Rinas Avenue at Woodbine Avenue.	Westbound on Rinas Avenue.	North side of Rinas Avenue, on the east side of Woodbine Avenue.
Hazelton Avenue at Rinas Avenue.	Northbound on Hazelton Avenue.	South side of Rinas Avenue, on the east side of Hazelton Avenue.
Corduroy Road at Rinas Avenue.	Northbound on Corduroy Road.	South side of Rinas Avenue, on the east side of Corduroy Road.
Corduroy Road at Freesia Road.	Southbound on Corduroy Road.	North side of Freesia Road, on the west side of Corduroy Road.
James Joyce Drive at Rinas Avenue.	Northbound on James Joyce Drive.	South side of Rinas Avenue, on the east side of James Joyce Drive.

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

READ

A FIRST, SECOND AT THIRD TIME AT PASSED THIS _____ DAY
OF _____, 2016.

KIMBERLEY KITTERINGHAM
CITY CLERK

FRANK SCARPITTI
MAYOR

Attachment I

THE CORPORATION OF THE CITY OF MARKHAM

BY-LAW NUMBER _____

TO AMEND BY-LAW 105-71

BE IT ENACTED BY THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM THAT BY-LAW NUMBER 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 HIGHWAY</u>	<u>COLUMN 2 FROM</u>	<u>COLUMN 3 TO</u>
Vettese Court	Fourteenth Avenue	77 Vettese Court
Moore’s Court	Vettese Court	19 Moore’s Court
Hammersly Boulevard	Prebble Drive	165m south of Prebble Drive
Kentland Street	Prebble Drive	165m south of Prebble Drive
Everett Street	Prebble Drive	165m south of Prebble Drive
Prebble Drive	Hammersly Boulevard	Fred McLaren Boulevard
Stoots Street	Prebble Drive	165m south of Prebble Drive
Fred McLaren Boulevard	Prebble Drive	165m south of Prebble Drive
Prebble Drive	Fred McLaren Boulevard	65m West of Stoots Street
Rinas Avenue	1 Rinas Avenue	40 Rinas Avenue
Hazelton Avenue	224 Hazelton Avenue	214 Hazelton Avenue
Corduroy Road	30 Corduroy	2 Corduroy
James Joyce Drive	74 James Joyce Drive	46 James Joyce 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.

COLUMN 1 <u>HIGHWAY</u>	COLUMN 2 <u>FROM</u>	COLUMN 3 <u>TO</u>
READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS _____ DAY OF _____, 2016.		

_____ KIMBERLEY KITTERINGHAM CITY CLERK	_____ FRANK SCARPITTI MAYOR
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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:

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4
<u>LOCATION</u>	<u>SIDE(S)</u>	<u>BETWEEN</u>	<u>PROHIBITED TIME OR DAY</u>
Vettese Court	East and West	Fourteenth Avenue and 68 Vettese Court	Anytime
Vettese Court	West	Fourteenth Avenue and 10 Vettese Court	Anytime
Vettese Court	West	28 Vettese Court and 32 Vettese Court	Anytime
Moore’s Court	South and North	2 Moore’s Court and 15 Moore’s 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 THIROAD TIME AND PASSED THIS _____ DAY OF _____, 2016.

KIMBERLEY KITTERINGHAM
CITY CLERK

FRANK SCARPITTI
MAYOR