
SUBJECT: Acceptance for Maintenance of Plans of Subdivision
Registered Plan Numbers:
65M-3488 (Blocks 1, 2, 3 & 20), 65M-3490 (Block 1),
65M-3491 (Block 1), 65M-3493 (Block 29),
65M-3494 (Block 127 & 128), 65M-3610 (Block 175),
65M-3567 (Block 36), 65M-3788 (Blocks 142, 143 & 146),
65R-23185 (Parts 30, 32 & 40), 65R-25214 (Parts 4 & 5),
65M-4092, 65M-4097, 65M-4141 (Copper Creek Drive Only),
65M-4161, 65M-4180, 65M-4193, 65M-4222, 65M-4236,
65M-4237, 65M-4238, 65M-4239, 65M-4247, 65M-4257,
65M-4305, 65R-24026 (Parts 1, 2 10, 12 & 13), 65M-4306,
65M-4310, 65M-4315, 65M-4319, 65M-4345, 65M-4414, and
65R-32936 (Part 2)

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-3488 (Blocks 1, 2, 3 & 20), 65M-3490 (Block 1), 65M-3491 (Block 1), 65M-3493 (Block 29), 65M-3494 (Block 127 & 128), 65M-3610 (Block 175), 65M-3567 (Block 36), 65M-3788 (Blocks 142, 143 & 146), 65R-23185 (Parts 30, 32 & 40), 65R-25214 (Parts 4 & 5), 65M-4092, 65M-4097, 65M-4141 (Copper Creek Drive Only), 65M-4161, 65M-4180, 65M-4193, 65M-4222, 65M-4236, 65M-4237, 65M-4238, 65M-4239, 65M-4247, 65M-4257, 65M-4305, 65R-24026 (Parts 1, 2, 10, 12 & 13), 65M-4306, 65M-4310, 65M-4315, 65M-4319, 65M-4345, 65M-4414, and 65R-32936 (Part 2) be received; and,
- 2) That the municipal services in Subdivision Registered Plan numbers 65M-3488 (Blocks 1, 2, 3 & 20), 65M-3490 (Block 1), 65M-3491 (Block 1), 65M-3493 (Block 29), 65M-3494 (Block 127 & 128), 65M-3610 (Block 175), 65M-3567 (Block 36), 65M-3788 (Blocks 142, 143 & 146), 65R-23185 (Parts 30, 32 & 40), 65R-25214 (Parts 4 & 5), 65M-4092, 65M-4097, 65M-4141 (Copper Creek Drive Only),
- 3) 65M-4161, 65M-4180, 65M-4193, 65M-4222, 65M-4236, 65M-4237, 65M-4238, 65M-4239, 65M-4247, 65M-4257, 65M-4305, 65R-24026 (Parts 1, 2 10, 12 & 13), 65M-4306, 65M-4310, 65M-4315, 65M-4319, 65M-4345, 65M-4414, and 65R-32936 (Part 2) be Accepted for Maintenance; and,
- 4) That by-laws be enacted by Council to accept these subdivisions and to establish each of the roads within the residential subdivisions as a public highway of the City of Markham; and,
- 5) 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,

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- 6) That the Acceptance for Maintenance Period be backdated and to commence December 1, 2014; and,
 - 7) That acceptance of the subdivisions be taken into consideration in future operating budgets; and,
 - 8) That the by-law to amend Schedule '12' of Traffic By-law #106-71, by including compulsory stops to the indicated streets, be approved; and,
 - 9) That the by-law 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,
 - 10) That the by-law to amend Schedule 'F' of the speed by-law #105-71, by including a maximum speed of 50 kilometers per hour for the streets indicated, be approved; and,
 - 11) That the by-law to amend Schedule 'C' of the Parking of Vehicles By-law #2005-188, by including prohibited parking on the streets indicated, be approved; and,
 - 12) 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,
 - 13) 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.

Additional infrastructure inventory to be maintained

Within the subdivisions, there exists:

- 16.52 kilometers of roads
- 2.79 kilometers of lanes
- 21.17 kilometers of sidewalk
- 0.6 kilometers of multi-use walkway
- 15.96 kilometers of sanitary sewers
- 18.45 kilometers of storm sewers
- 17.70 kilometers of watermain
- 2,045 street trees
- 679 street lights
- 4.33 hectares of parkland
- 12.89 hectares of stormwater management pond
- 19.31 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 December 1, 2014 which reflects the date the developments were eligible for acceptance.

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 to by-laws 105-71, 106-71 and 2005-188 are attached to this report for adoption.

Public highway by-law to be passed

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

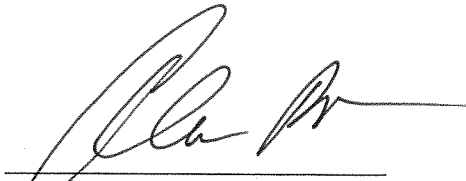
ALIGNMENT WITH STRATEGIC PRIORITIES:

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.

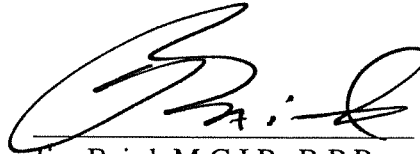
BUSINESS UNITS CONSULTED AND AFFECTED:

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:

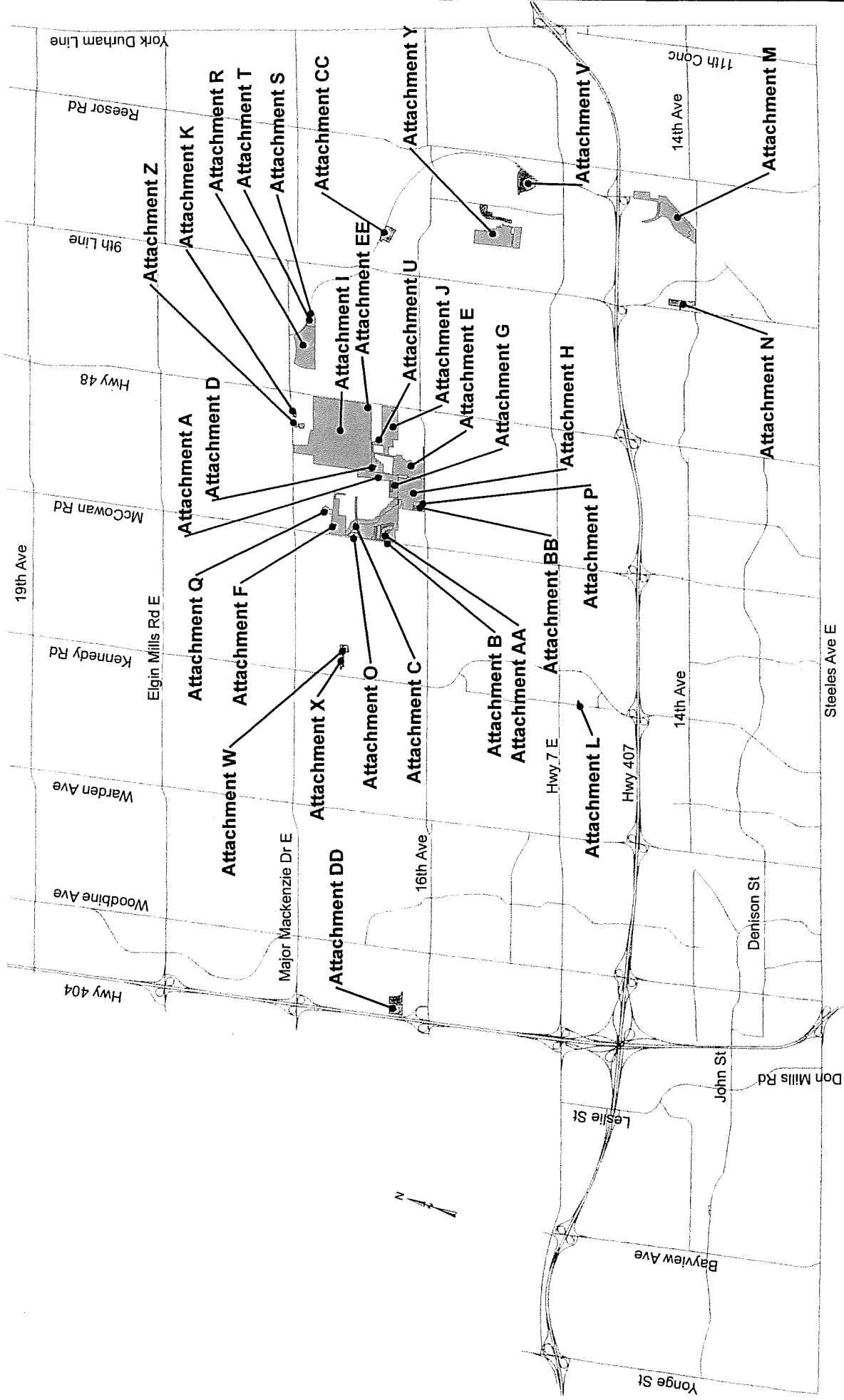
Figure 1:	Subdivision Location Map	
Attachment 'A':	Amber Plain Investment Limited (Valleylands) (Stormwater Management Pond 2)	Plan 65M-3488 (Block 1, 3, 20) (Block 2)
Attachment 'B':	Amber Plain Investment Limited (Valleyland)	Plan 65M-3490 (Block 1)
Attachment 'C':	Amber Plain Investment Limited (Valleyland)	Plan 65M-3491 (Block 1)
Attachment 'D':	Brawley Manor Corporation (Valleyland)	Plan 65M-3493 (Block 29)
Attachment 'E':	Brawley Manor Corporation (Valleyland) (Stormwater Management Pond 4)	Plan 65M-3494 (Block 128) (Block 127)
Attachment 'F':	Dovcom Reality Inc. (Valleyland)	Plan 65M-3610 (Block 175)
Attachment 'G':	Amber Plain Investment Limited (Valleyland)	Plan 65M-3567 (Block 36)
Attachment 'H':	Mattamy (Robinson Creek) Limited (Valleylands) (Stormwater Management Pond 3)	Plan 65M-3788 (Block 143,146) (Block 142)
Attachment 'I':	Wismer Commons Developers Group Inc. (Stormwater Management Pond 1)	Plan 65R-23185 (Parts 30, 32, 40)
Attachment 'J':	Wismer Commons Developers Group Inc. (Stormwater Management Pond 6)	Plan 65R-25124 (Parts 4, 5)
Attachment 'K':	1039954 Ontario Limited (Phase 2B)	Plan 65M-4092
Attachment 'L':	Norvalley Homes Ltd. (Richard Maynard)	Plan 65M-4097
Attachment 'M':	Box Grove Hill Developments Inc. (Phase 2B1, 2B2)	Plan 65M-4141 (Copper Creek Drive Only) Plan 65M-4161

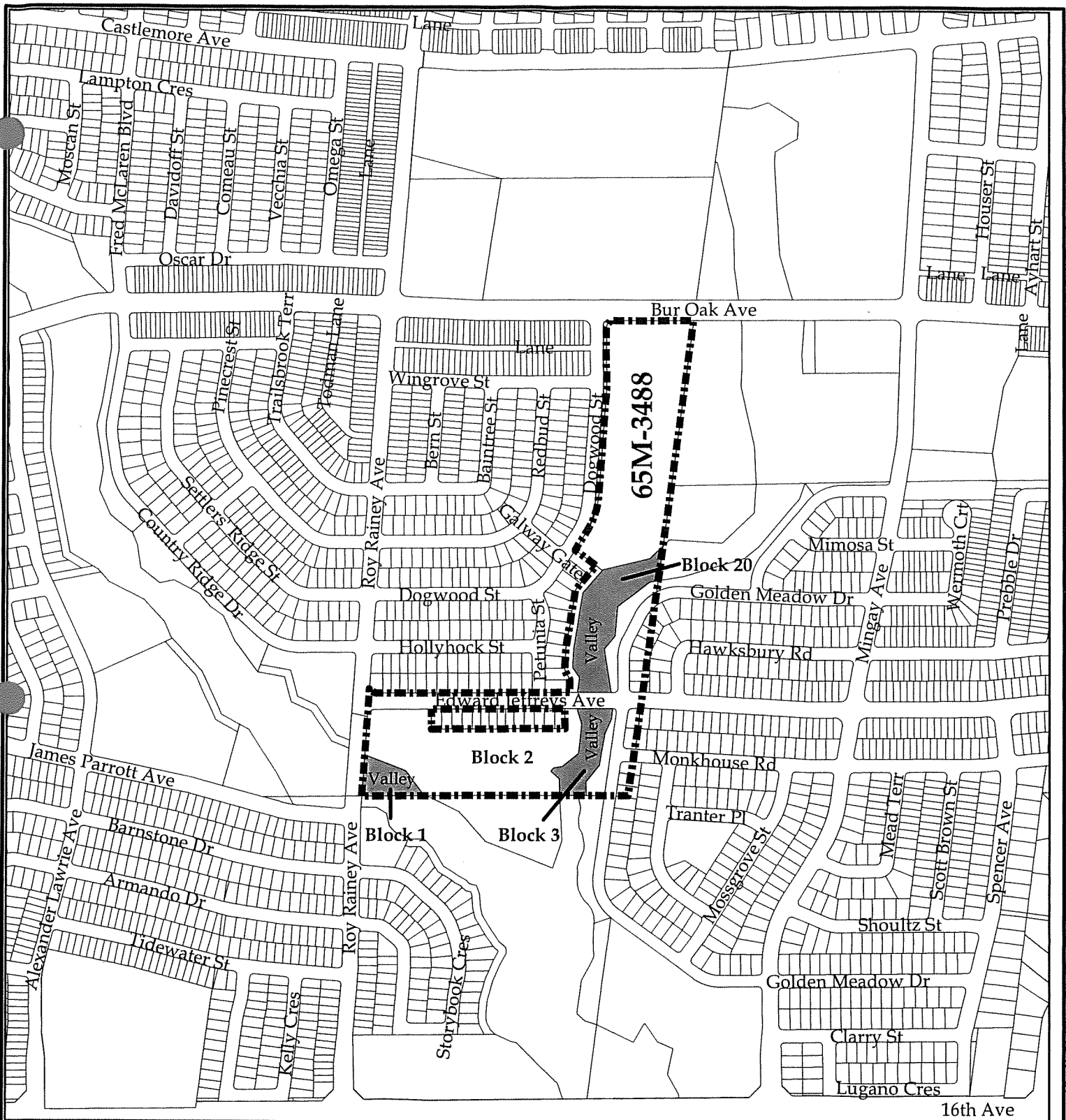
Attachment 'N':	Box Grove Hill Developments Inc. (Pagnello)	Plan 65M-4180
Attachment 'O':	Amber Plain Investment Limited (Phase 4A)	Plan 65M-4193
Attachment 'P':	Mattamy (Robinson Creek) Limited (Phase 3)	Plan 65M-4222
Attachment 'Q':	Dovcom Reality Inc. (Phase 5)	Plan 65M-4236
Attachment 'R':	Digram Developments Inc. (Phase 3)	Plan 65M-4237
Attachment 'S':	Digram Developments Inc. (Phase 3)	Plan 65M-4238
Attachment 'T':	Portside Developments (Greensborough) Inc. (Portside)	Plan 65M-4239
Attachment 'U':	Great Eldin Investments Ltd. (Phase 6)	Plan 65M-4247
Attachment 'V':	Cornell Rouge Development Corp. (Phase 4A East)	Plan 65M-4257
Attachment 'W':	Kennedy Mackenzie Consix Investments Limited (H & R Berczy Phase 3)	Plan 65M-4305
Attachment 'X':	Kennedy Mackenzie Consix Investments Limited (H & R Berczy Phase 3)	Plan 65R-24026 (Parts 1, 2, 10, 12, 13)
Attachment 'Y':	Wykland Estates Inc. (Phase 4)	Plan 65M-4306
Attachment 'Z':	1039954 Ontario Limited (Phase 5)	Plan 65M-4310
Attachment 'AA':	Amber Plain Investment Limited (Phase 4B)	Plan 65M-4315
Attachment 'BB':	Mattamy (Robinson Creek) Limited (Phase 5)	Plan 65M-4319

Attachment 'CC':	1473092 Ontario Limited (Cornell Area 6 Phase 4)	Plan 65M-4345
Attachment 'DD':	Jolis Investments (Ontario) Limited (Phase 2)	Plan 65M-4414
Attachment 'EE':	2162246 Ontario Inc.	Plan 65R-32936 (Part 2)

Q:\DEVELOPMENT\ENGINEERING\2013 ADMINISTRATION\REPORTS\2015\APRIL 7, 2015\ACCEPTANCE FOR
MAINTENANCE OF PLANS OF SUBDIVISIONS(DRAFT3).DOC

Subdivision Location Map





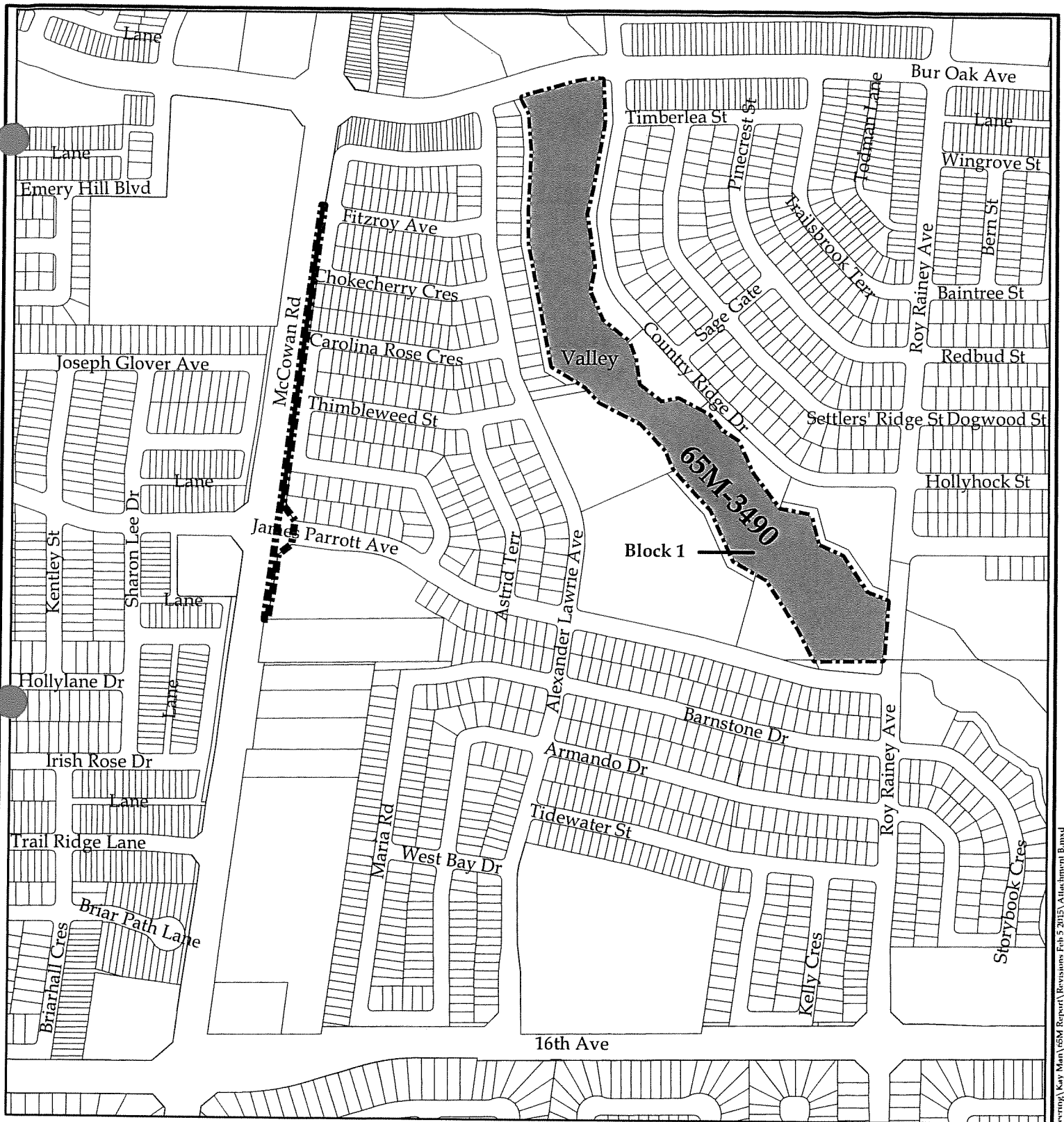
ATTACHMENT A

APPLICANT: Amber Plain Investment Limited
65M-3488 - Blocks 1, 2, 3, 20

File No - 3075 Phase 1

--- SUBJECT LANDS





ATTACHMENT B

APPLICANT: Amber Plain Investment Limited
65M-3490 - Block 1

File No - 3074 Phase 1

 SUBJECT LANDS



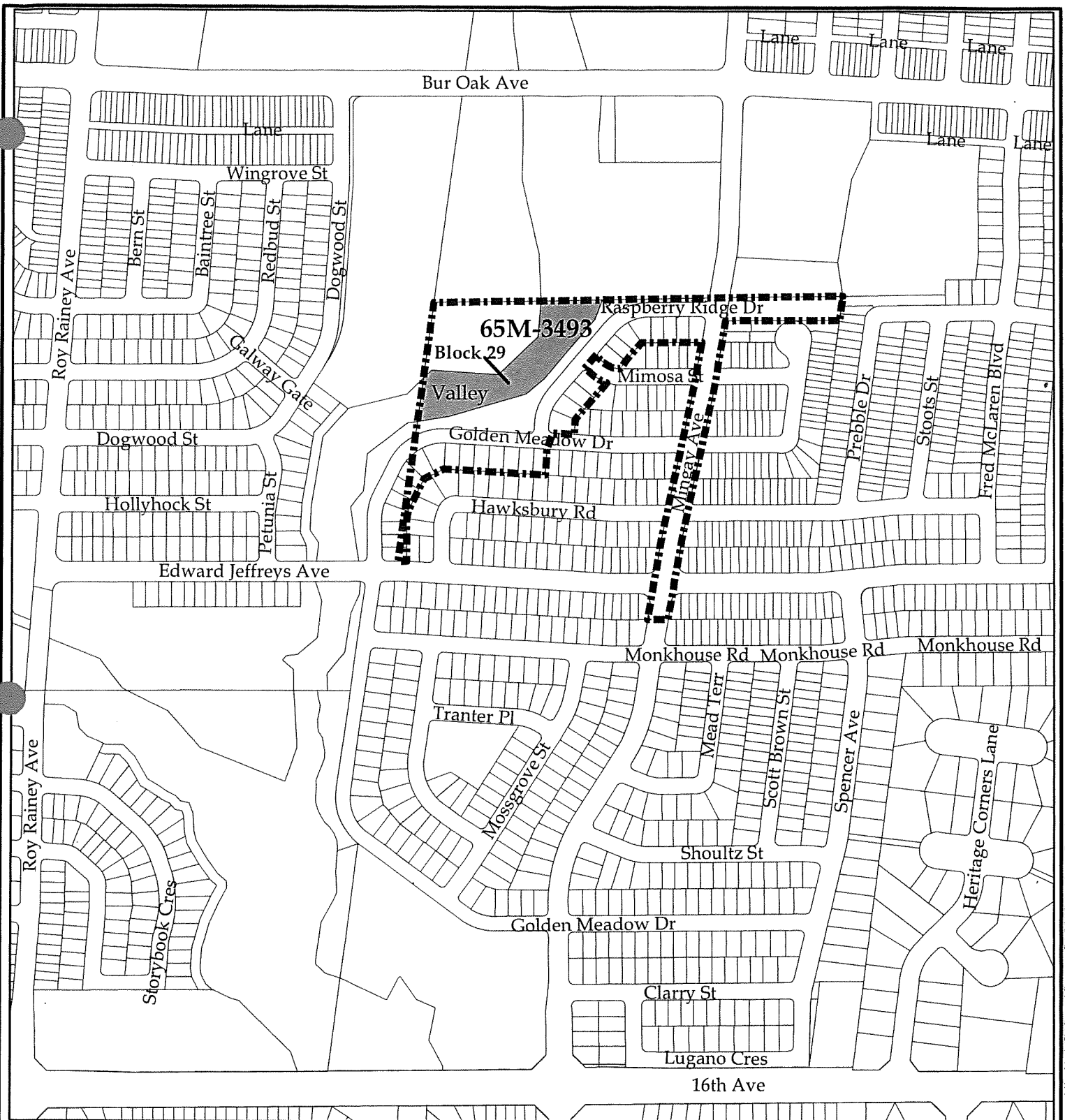
ATTACHMENT C

APPLICANT: Amber Plain Investment Limited
65M-3491 - Block 1

File No - 3074 Phase 1

----- SUBJECT LANDS



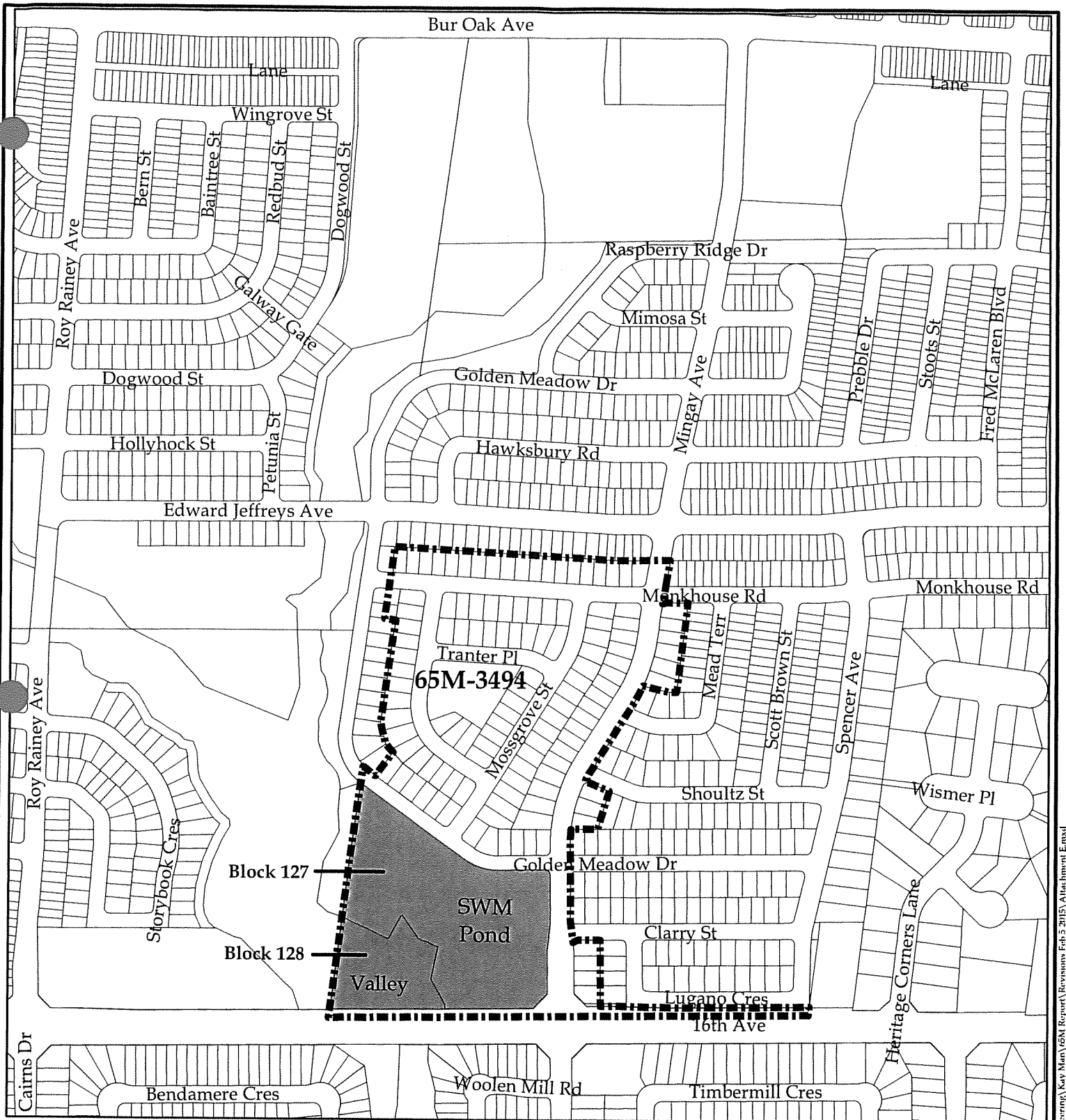


ATTACHMENT D

APPLICANT: Brawley Manor Corporation
65M-3493 - Block 29

File No - 3075 Phase 1

 SUBJECT LANDS

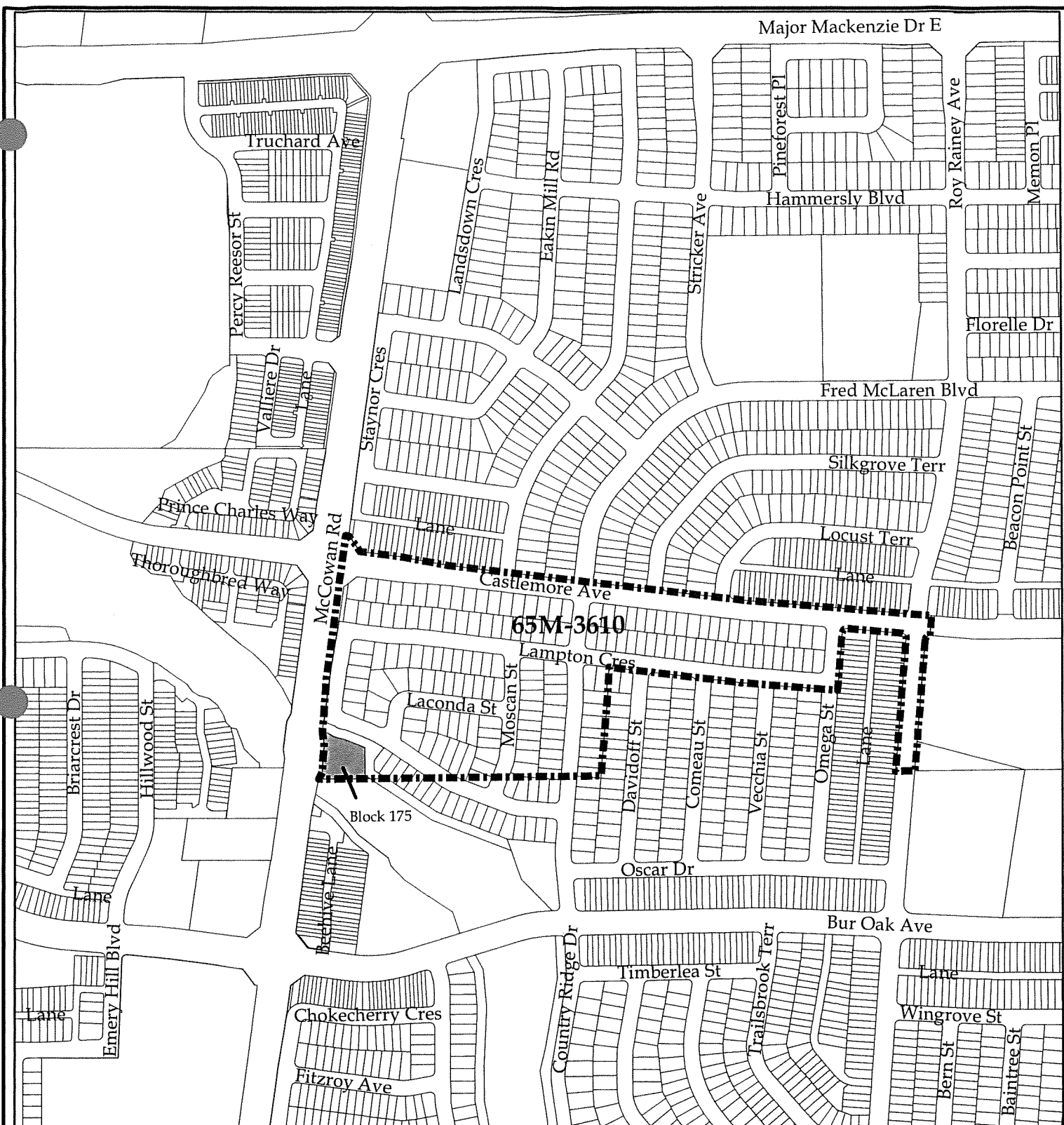


ATTACHMENT E

APPLICANT: Brawley Manor Corporation
65M-3494 - Blocks 127, 128

File No - 3074 Phase 1

 SUBJECT LANDS

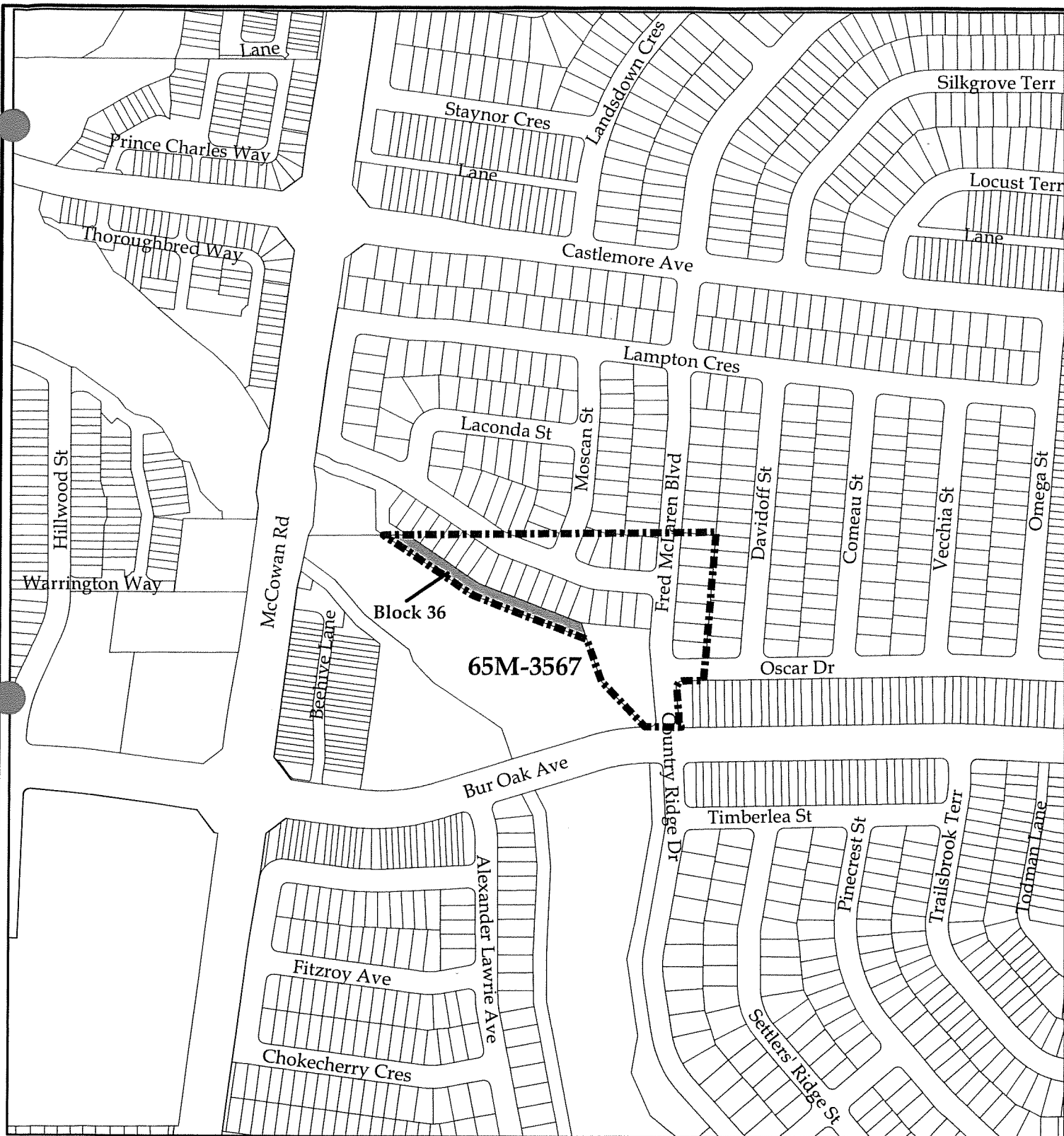


ATTACHMENT F

APPLICANT: Dovcom Reality Inc.
65M-3610 - Block 175

File No - 3087 Phase 1

----- SUBJECT LANDS



ATTACHMENT G

APPLICANT: Amber Plain Investment Limited
65M-3567 - Block 36

File No - 3074 Phase 1

 SUBJECT LANDS



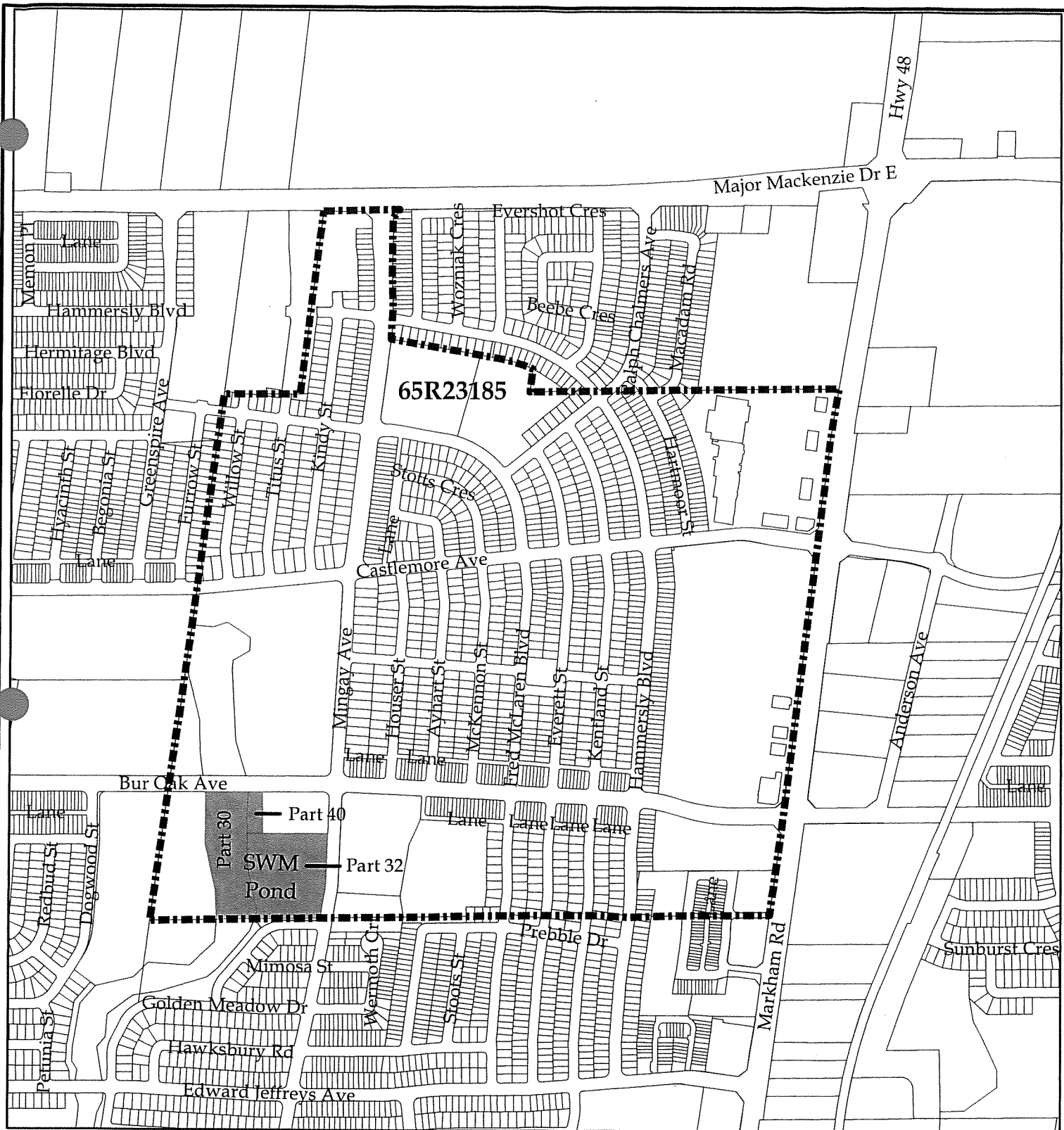
ATTACHMENT H

APPLICANT: Mattamy (Robinson Creek) Limited
65M-3788 - Blocks 142, 143, 146

File No - 3101 Phase 1

--- SUBJECT LANDS



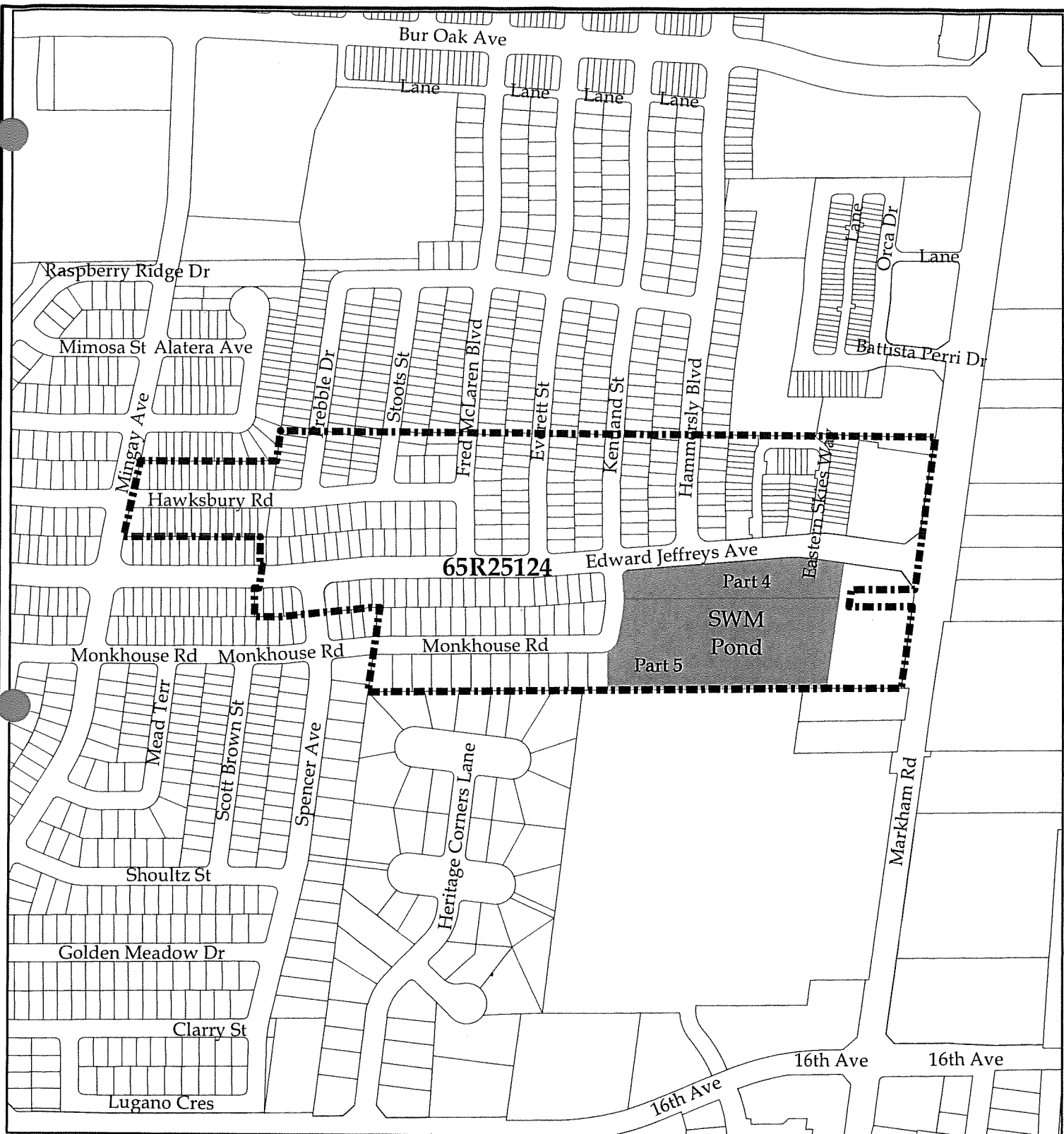


ATTACHMENT I

APPLICANT: Wismer Commons Developers Group Inc.
65R-23185 - Parts 30, 32, 40

File No - 3076 Phase 1

 SUBJECT LANDS

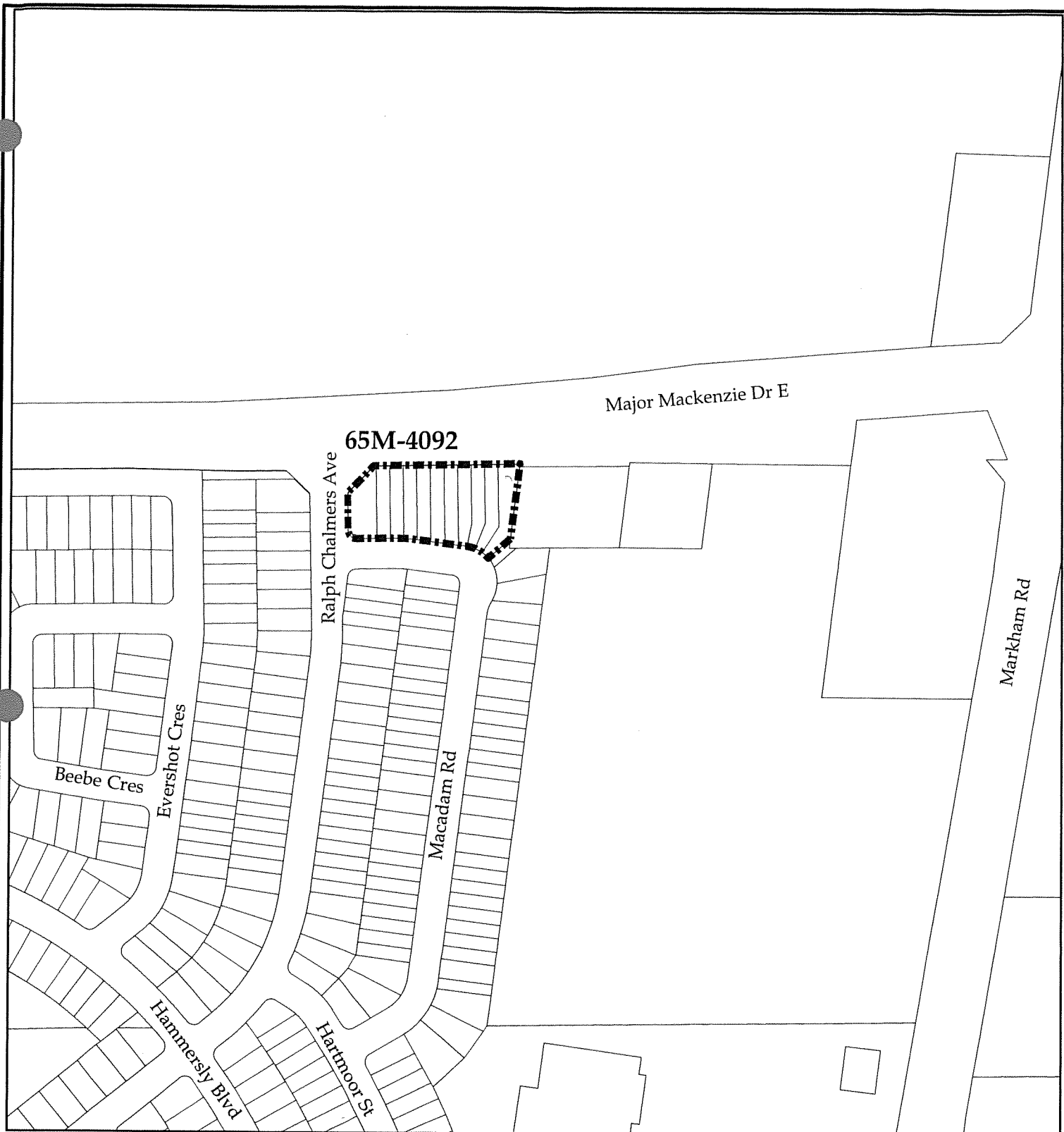


ATTACHMENT J

APPLICANT: Wismer Commons Developers Group Inc.
65R-25124 - Parts 4, 5

File No - 3098 Phase 1

 SUBJECT LANDS



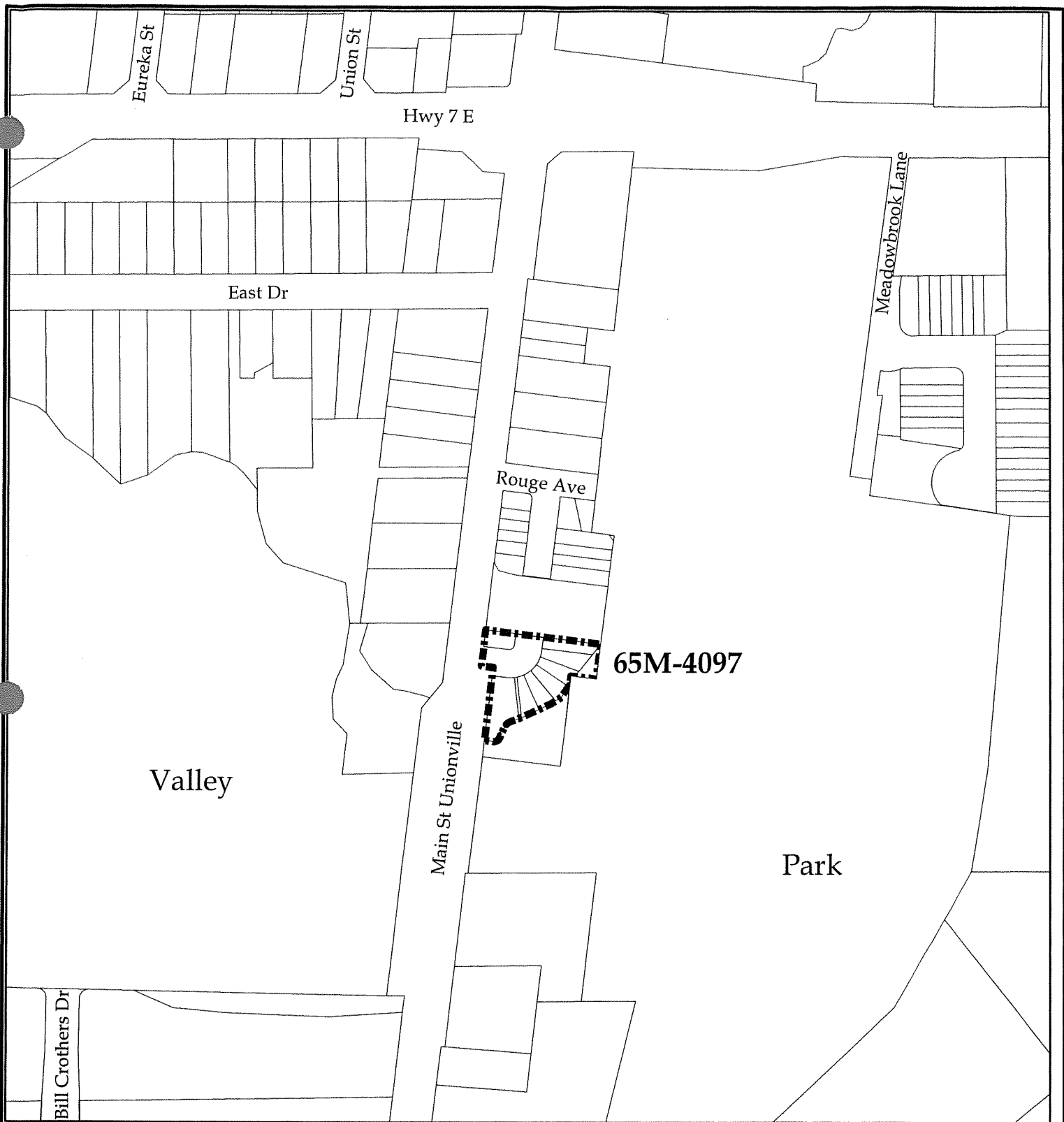
ATTACHMENT K

APPLICANT: 1039954 Ontario Limited
65M-4092

File No - 3098 Phase 2B

 SUBJECT LANDS



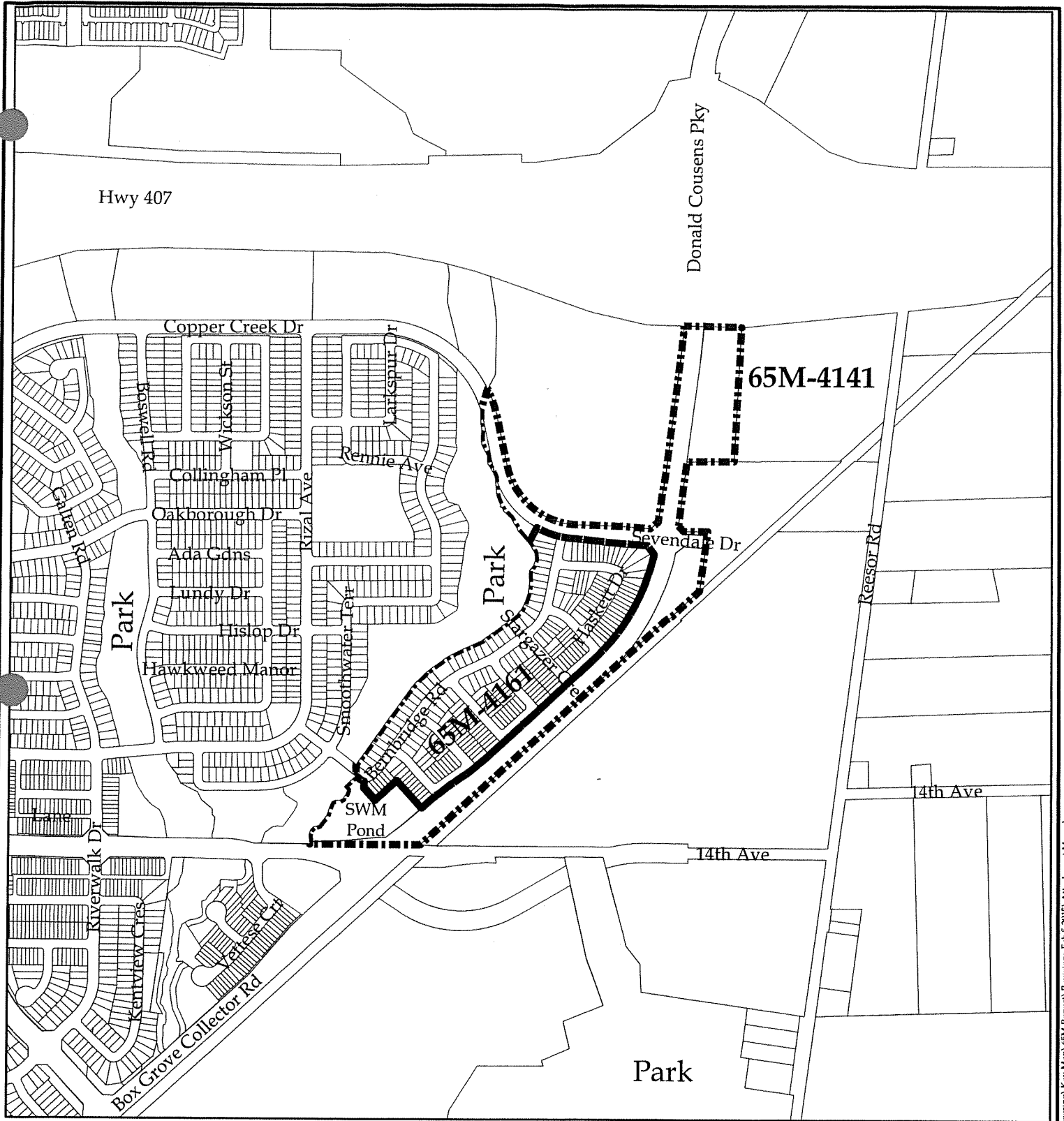


ATTACHMENT L

APPLICANT: Norvalley Homes Ltd.
65M-4097

File No - 2137 (Richard Maynard)
- 11-122486 001

 SUBJECT LANDS



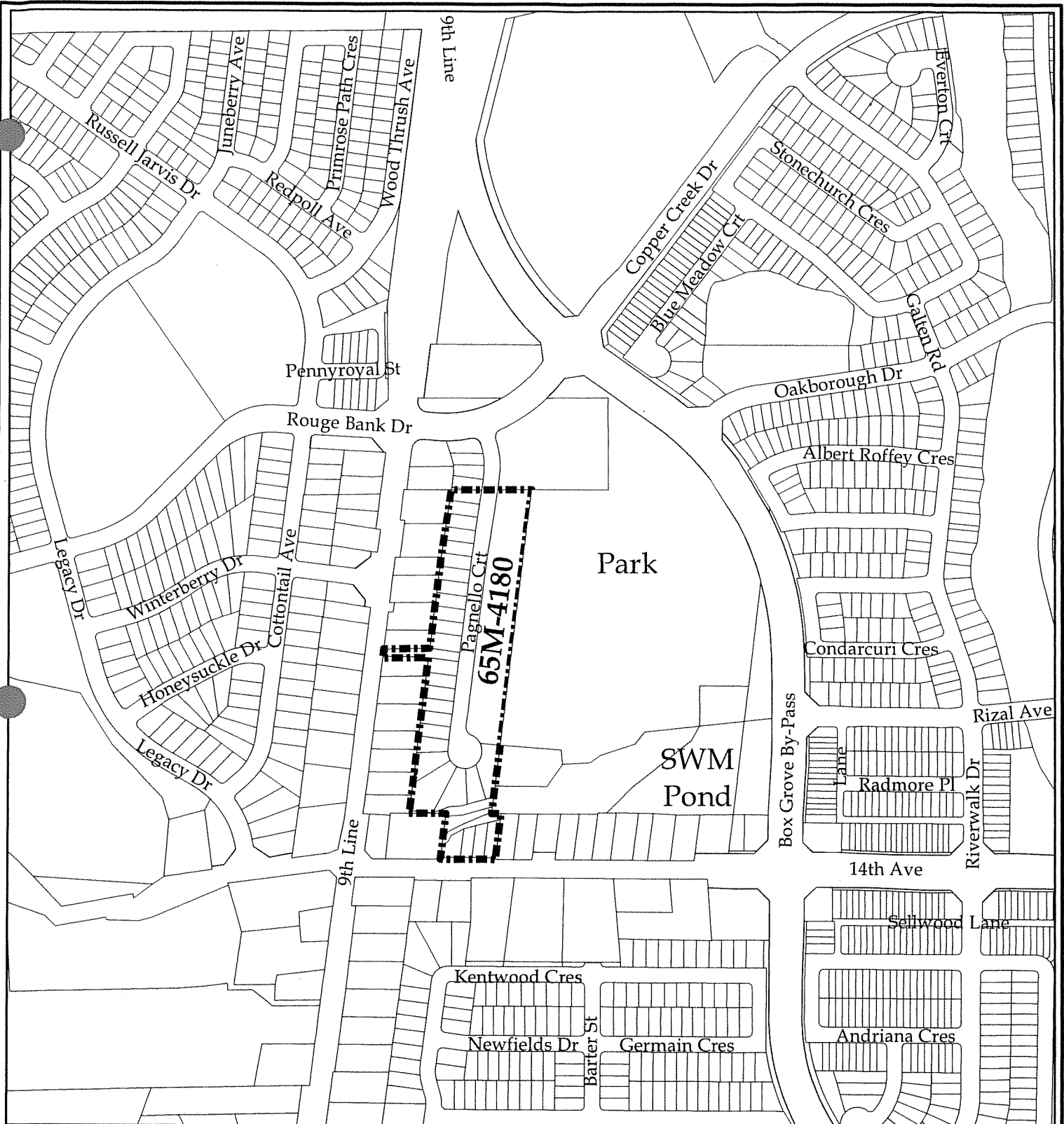
ATTACHMENT M

APPLICANT: Box Grove Hill Developments Inc.
65M-4141 & 65M-4161

File No - 3102-2B1 & 3102-2B2 (2B1/2B2)
- 11-119325000 11-118625222

 SUBJECT LANDS



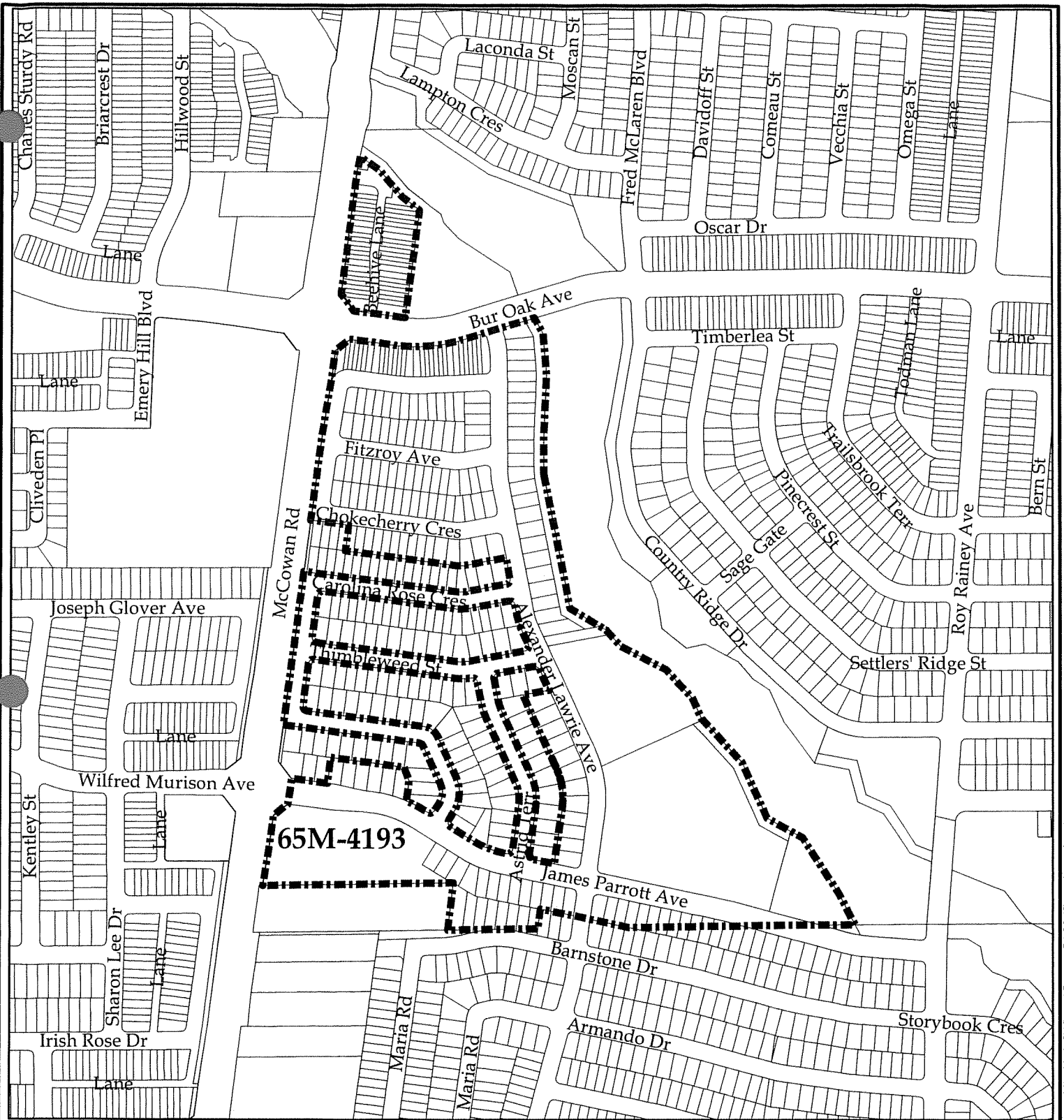


ATTACHMENT N

APPLICANT: Box Grove Hill Developments Inc.
65M-4180

File No - 3112 11-108691000 (Pagnello)

 SUBJECT LANDS



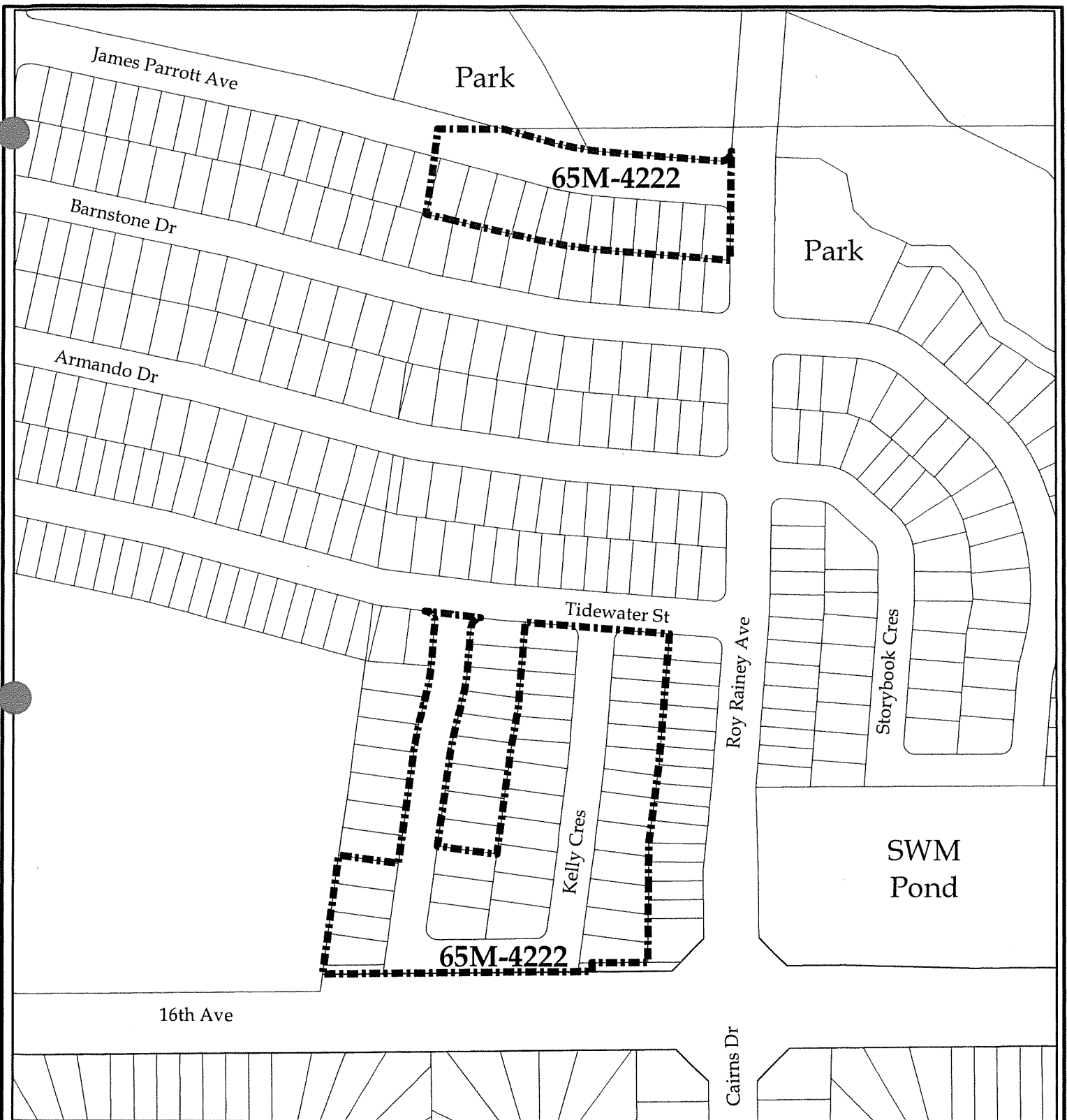
ATTACHMENT O

APPLICANT: Mattamy (Robinson Creek)
65M-4193

File No - 3101-3 11-115698 (Phase 3)

 SUBJECT LANDS





ATTACHMENT P

APPLICANT: Mattamy (Robinson Creek)
65M-4222

File No - 3101-3 11-115698 (Phase 3)

 SUBJECT LANDS





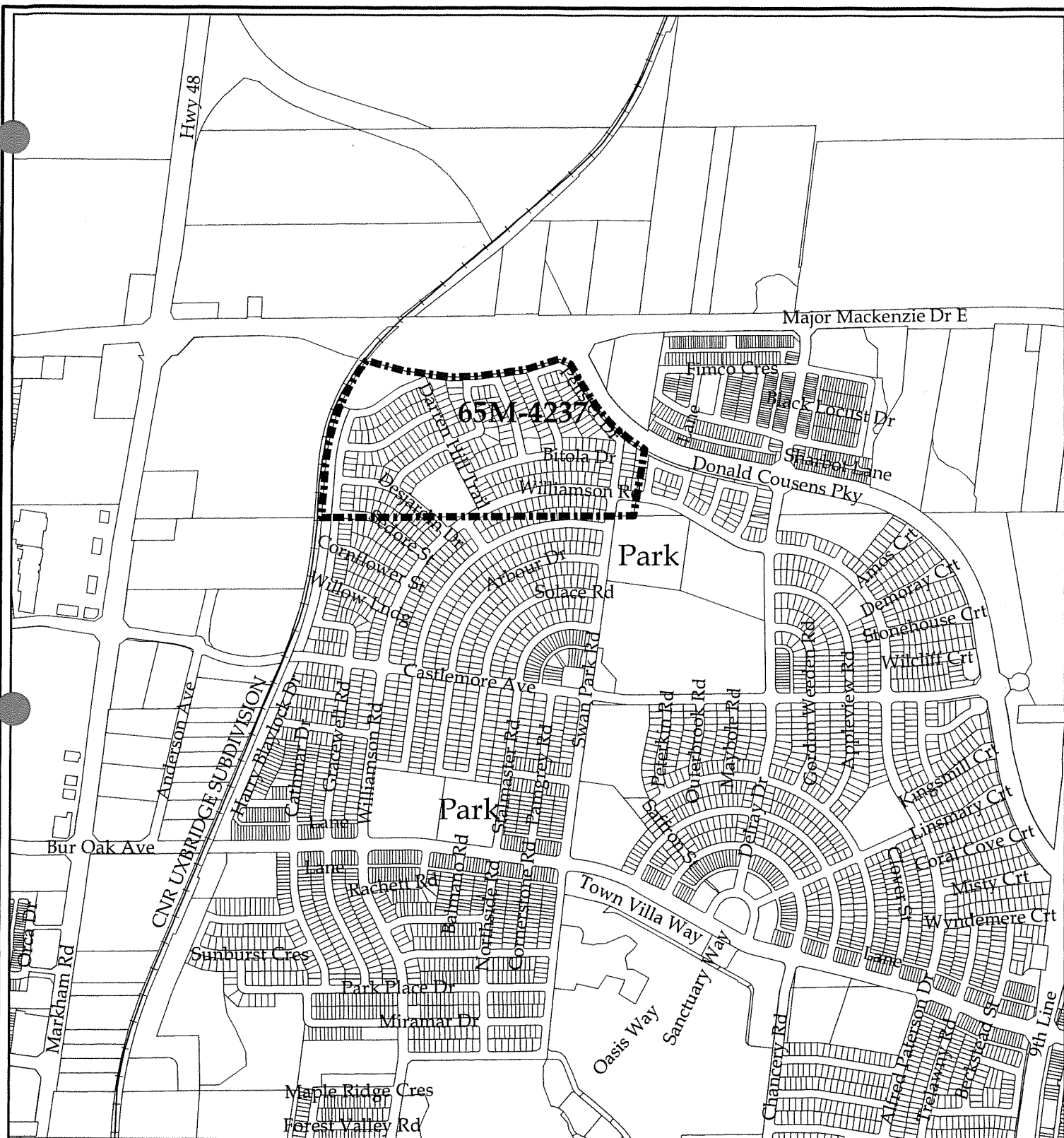
ATTACHMENT Q

APPLICANT: Dovcom Reality Inc.
65M-4236

File No - 3074-5 11-116019 (Phase 3)

 SUBJECT LANDS



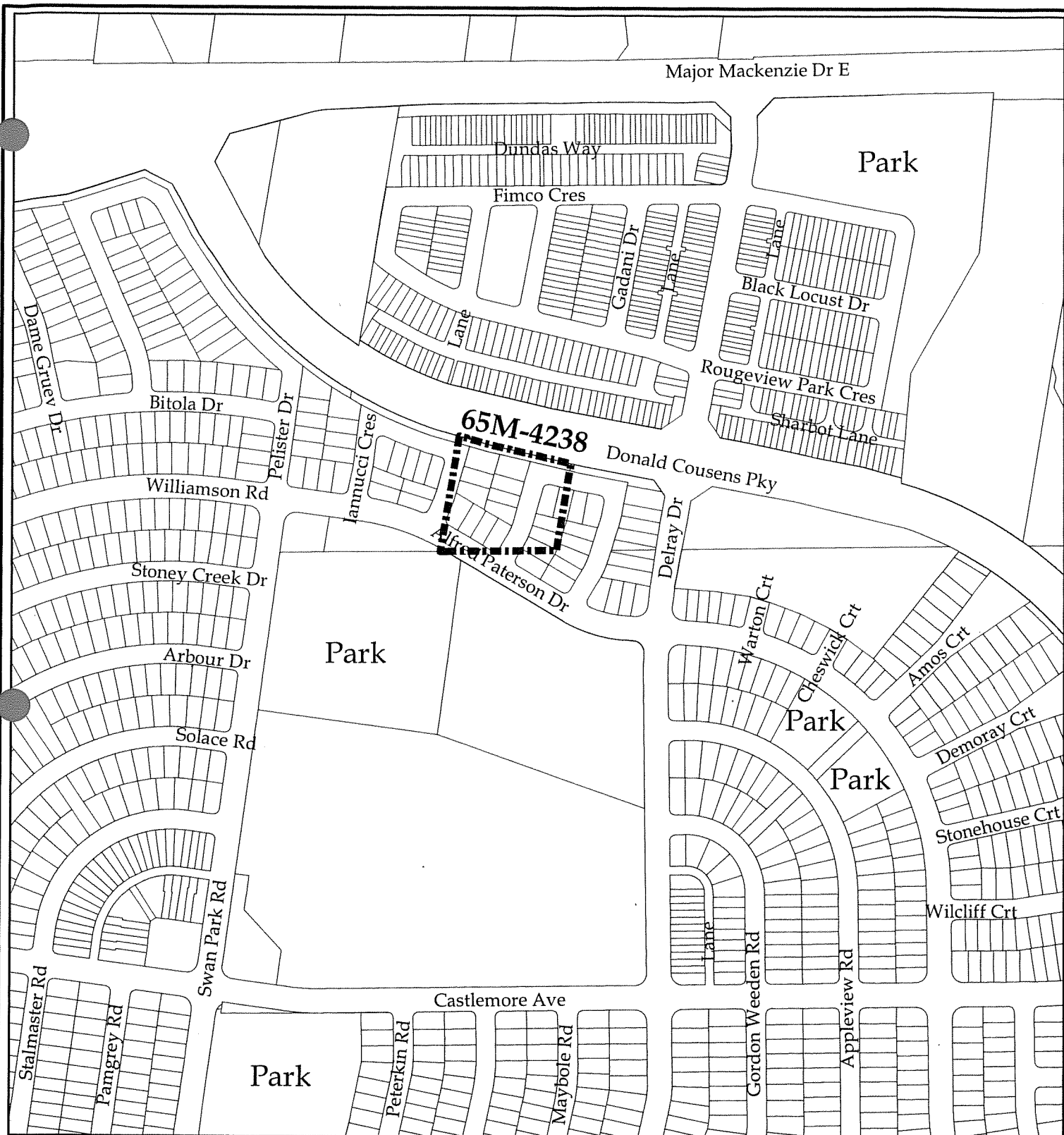


ATTACHMENT R

APPLICANT: Digram Developments Inc.
65M-4237

File No - 3120 11-116854001 (Phase 3)

 SUBJECT LANDS



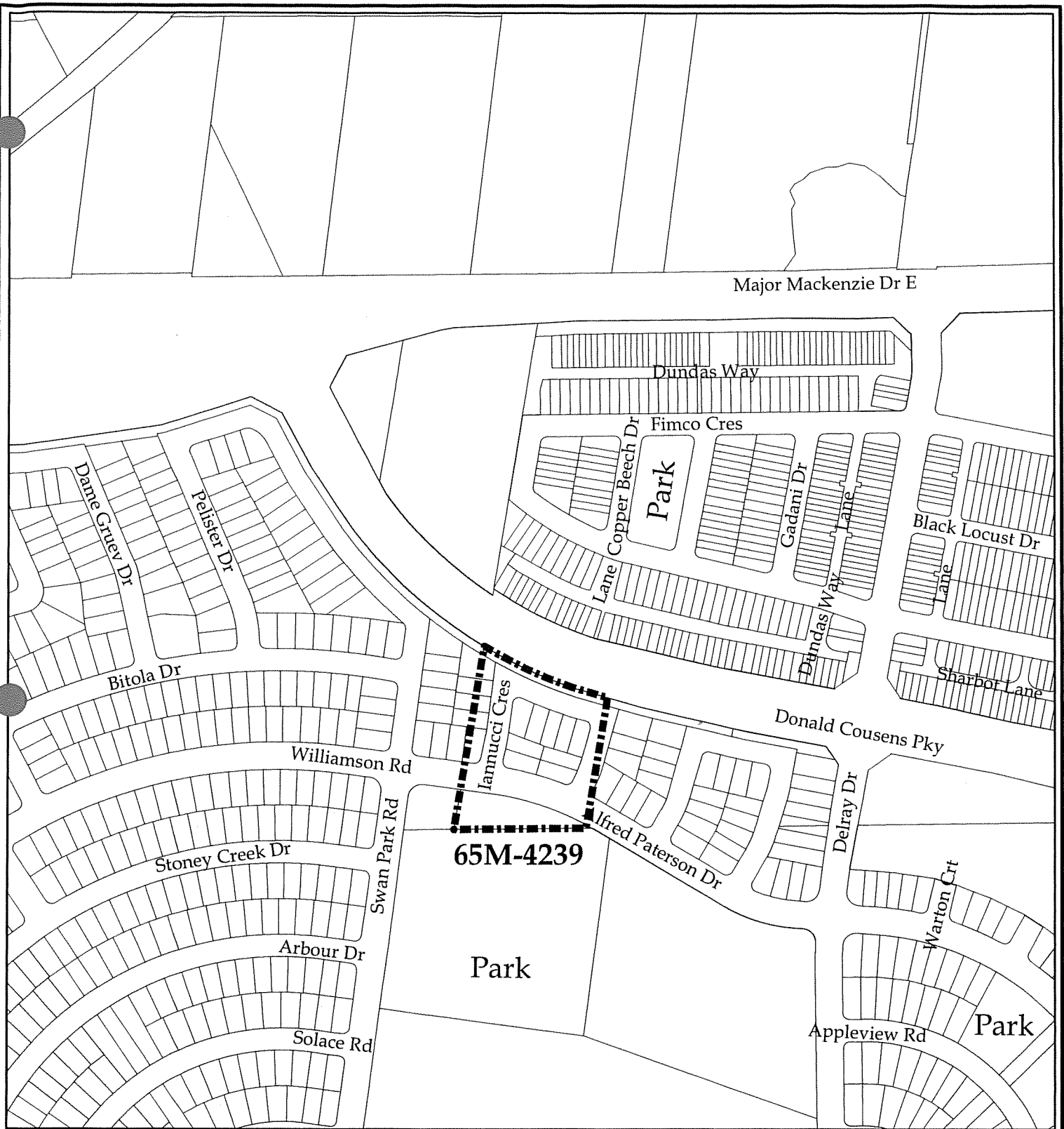
ATTACHMENT S

APPLICANT: Digram Developments Inc.
65M-4238

File No - 3120 11-116854002 (Phase 3)

 SUBJECT LANDS



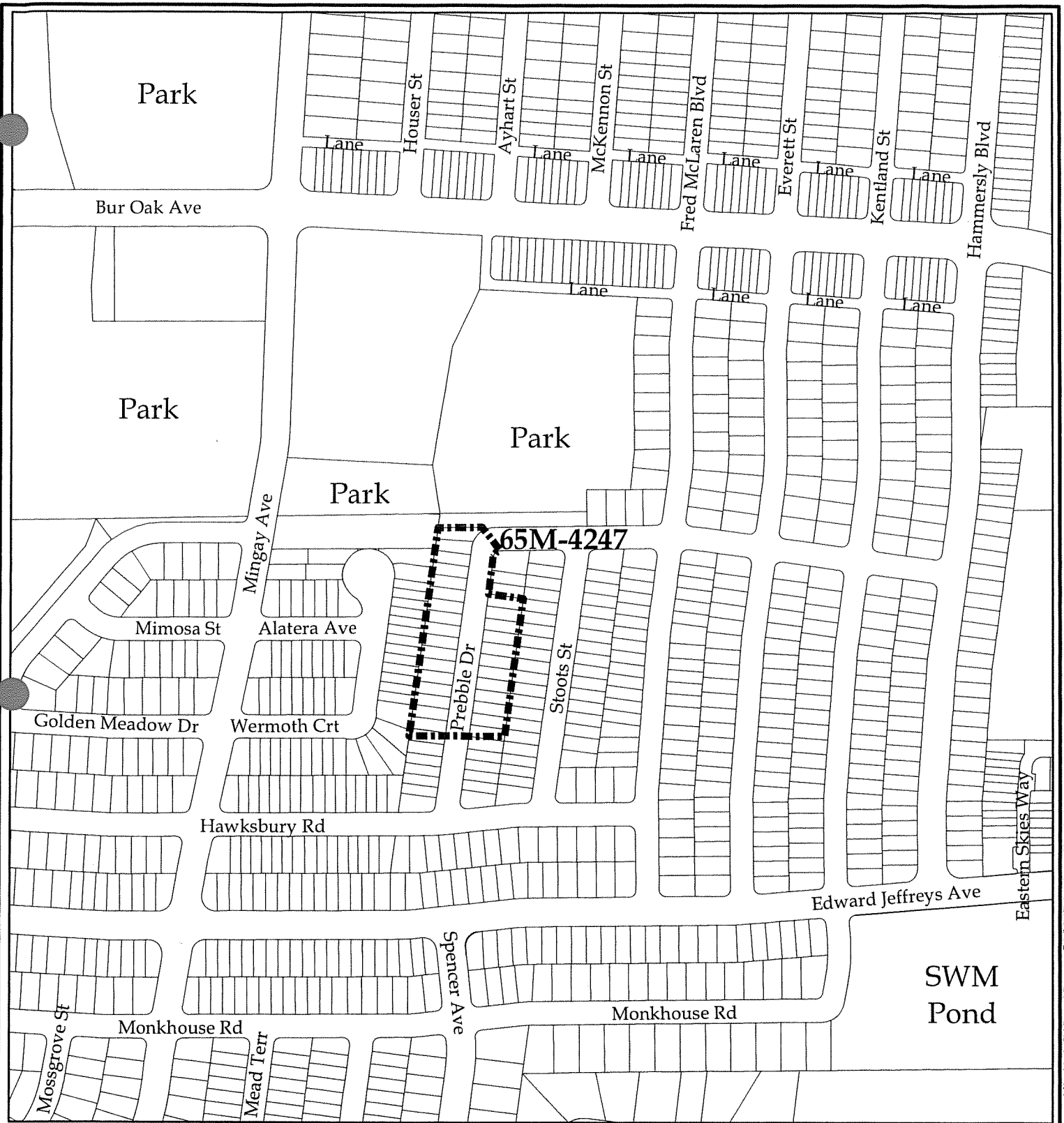


ATTACHMENT T

APPLICANT: Portside Developments (Greenborough) Inc.
65M-4239

File No - 3120 11-116861000 (Portside)

 SUBJECT LANDS



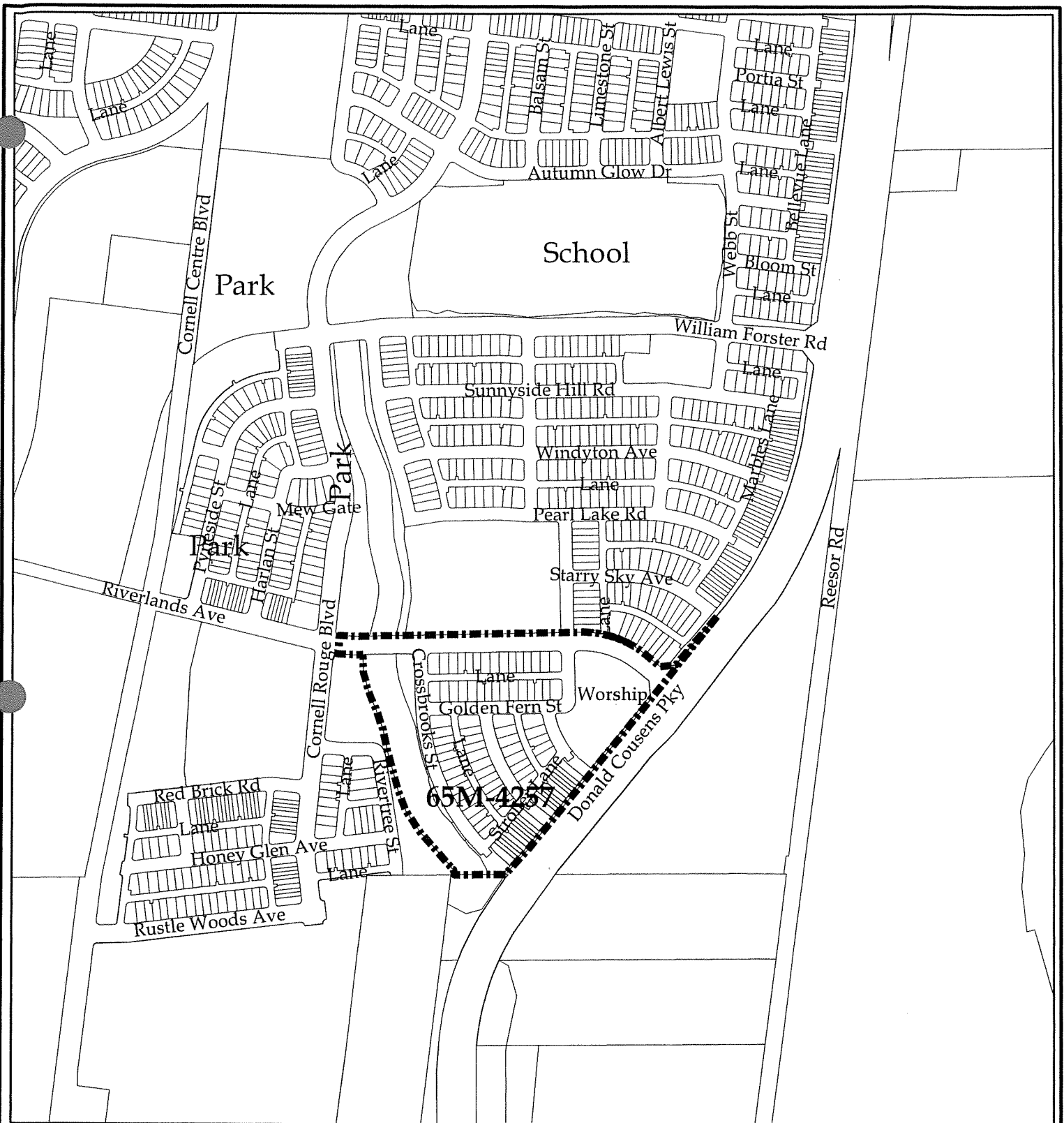
ATTACHMENT U

APPLICANT: Great Eldin Investments Ltd.
65M-4247

File No - 3093-2 11-116034000 (Phase 6)

 SUBJECT LANDS





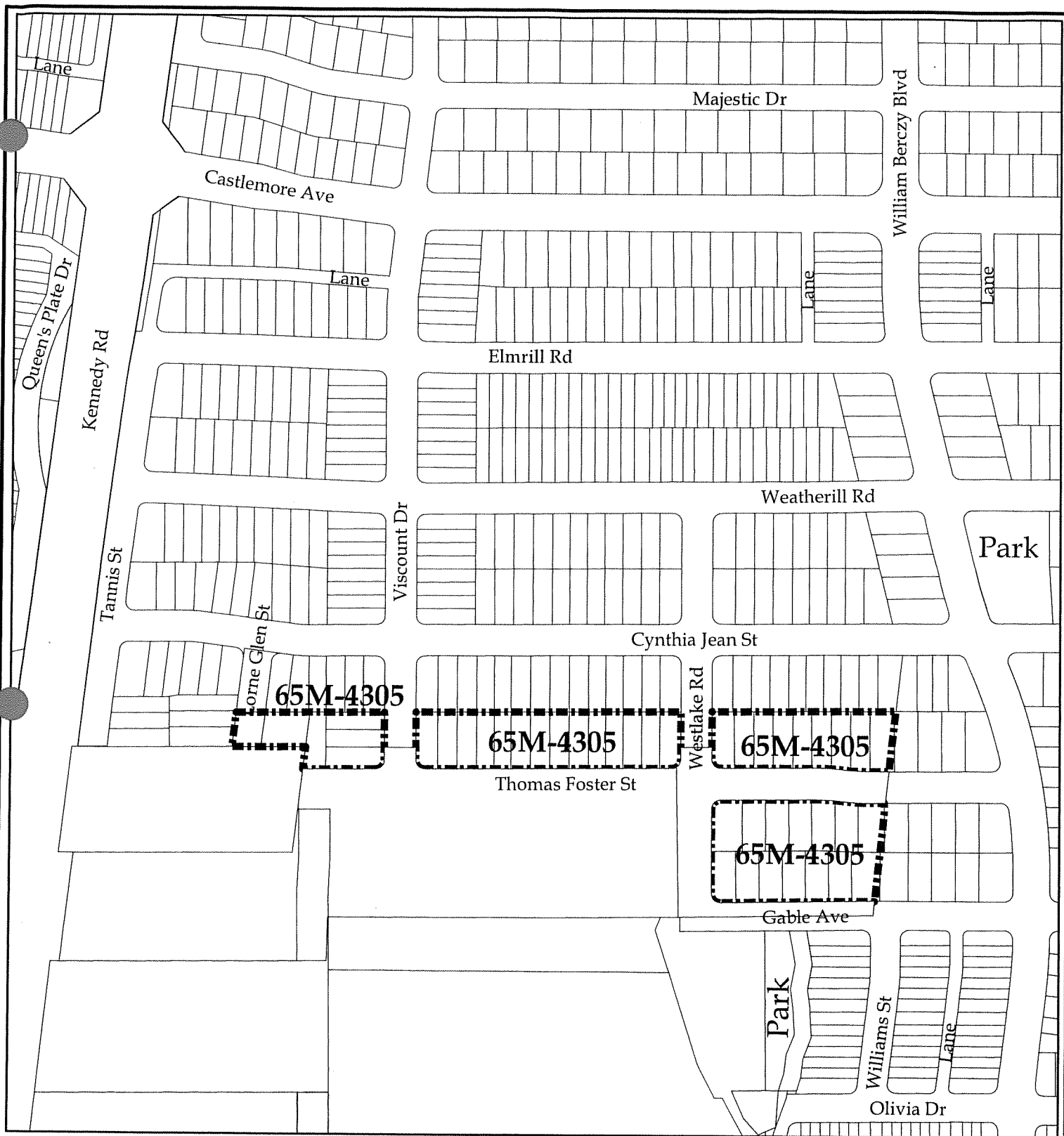
ATTACHMENT V

APPLICANT: Cornell Rouge Developments
65M-4257

File No - 3091-4A 11-115518002 (Phase 4A East)

 SUBJECT LANDS



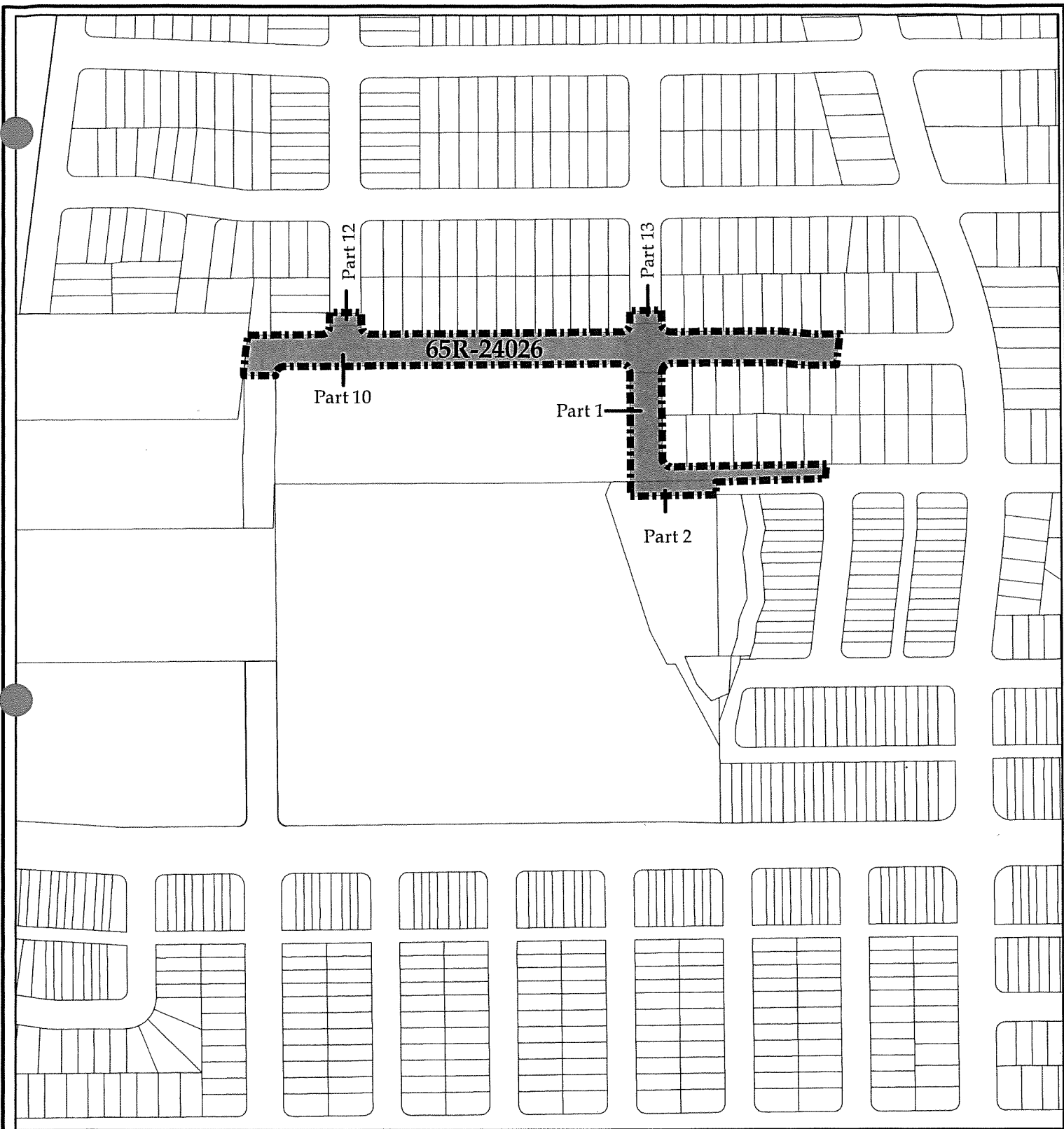


ATTACHMENT W

APPLICANT: Kennedy Mackenzie Consix Investments Limited
65M-4305

File No - 2173 11-122367003 (H+R Berczy Phase 3)

 SUBJECT LANDS



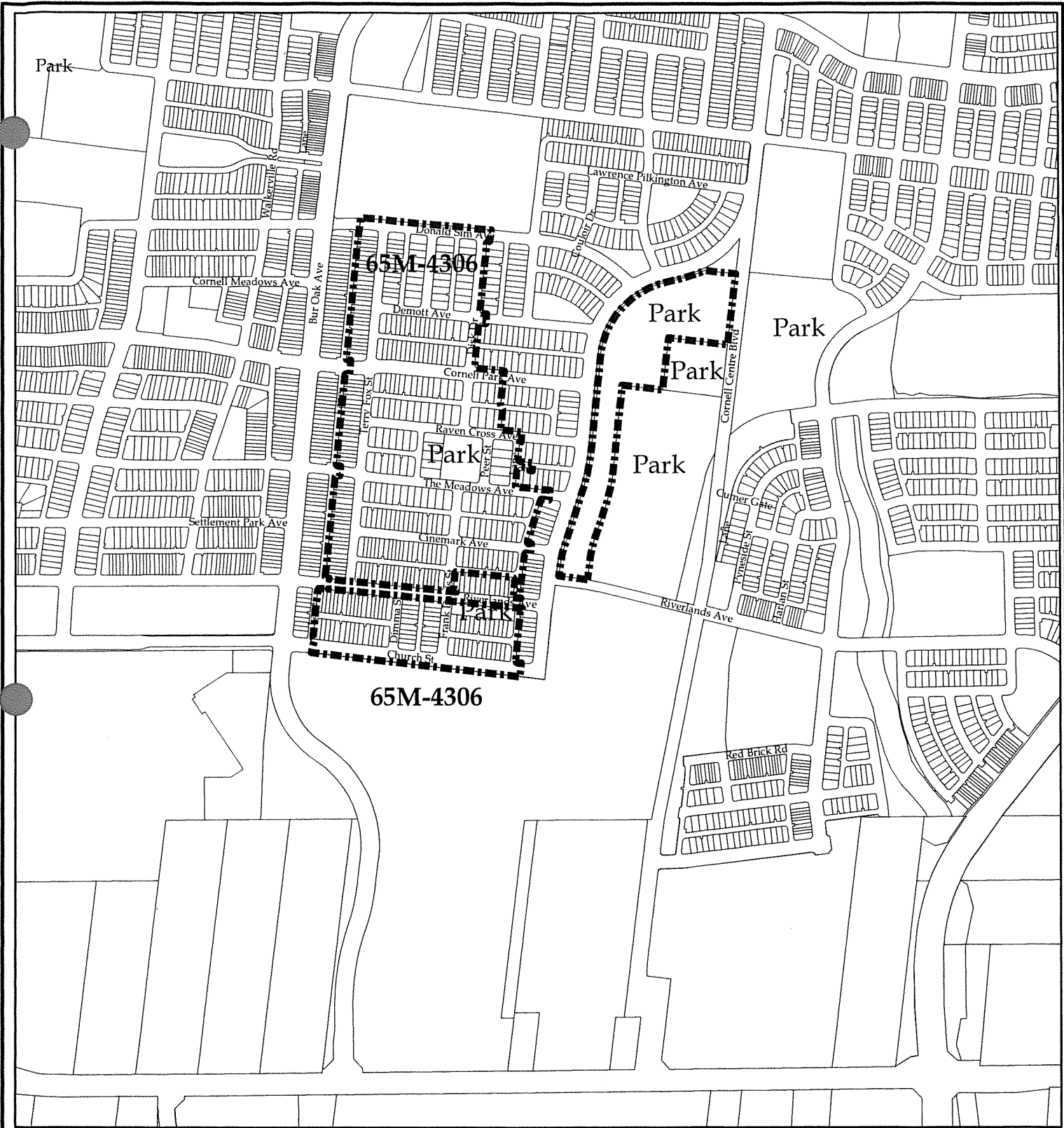
ATTACHMENT X

APPLICANT: Kennedy Mackenzie Consix Investments Limited
 65R-24026 (H & R Berczy Phase 3)
 Parts 1, 2, 10, 12, 13

File No - 3090-4 11-114270 001

 SUBJECT LANDS





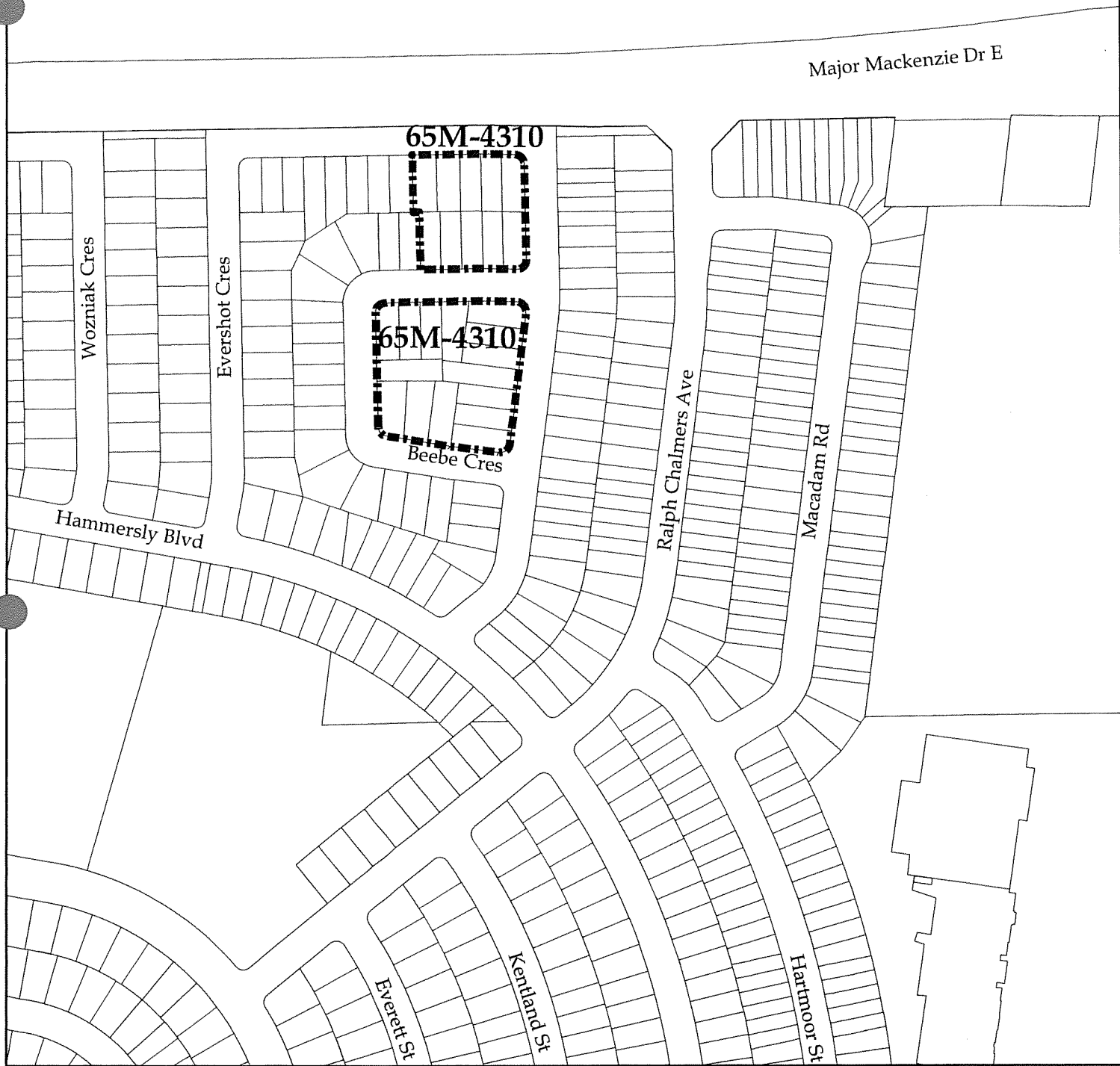
ATTACHMENT Y

APPLICANT: Wykland Estates Inc.
65M-4306

File No - 3090-4 11-114270 001 (Phase 4)

 SUBJECT LANDS





ATTACHMENT Z

APPLICANT: 1039954 Ontario Inc
65M-4310

File No - 3098 Phase 5

 SUBJECT LANDS





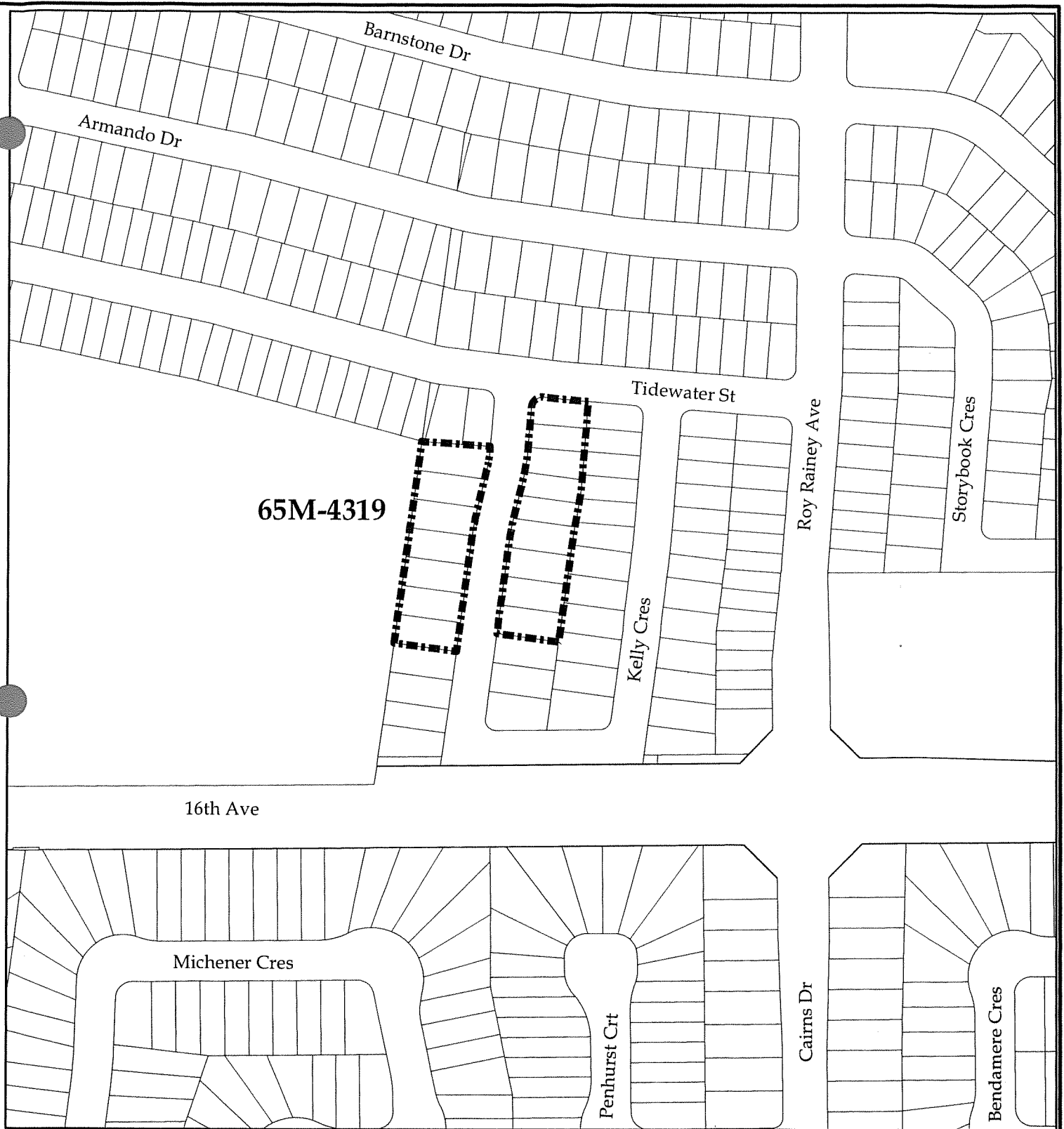
ATTACHMENT AA

APPLICANT: Amber Plain Investment Limited (Phase 4B)
65M-4315

File No - 3074-PH4B 12-110218

 SUBJECT LANDS





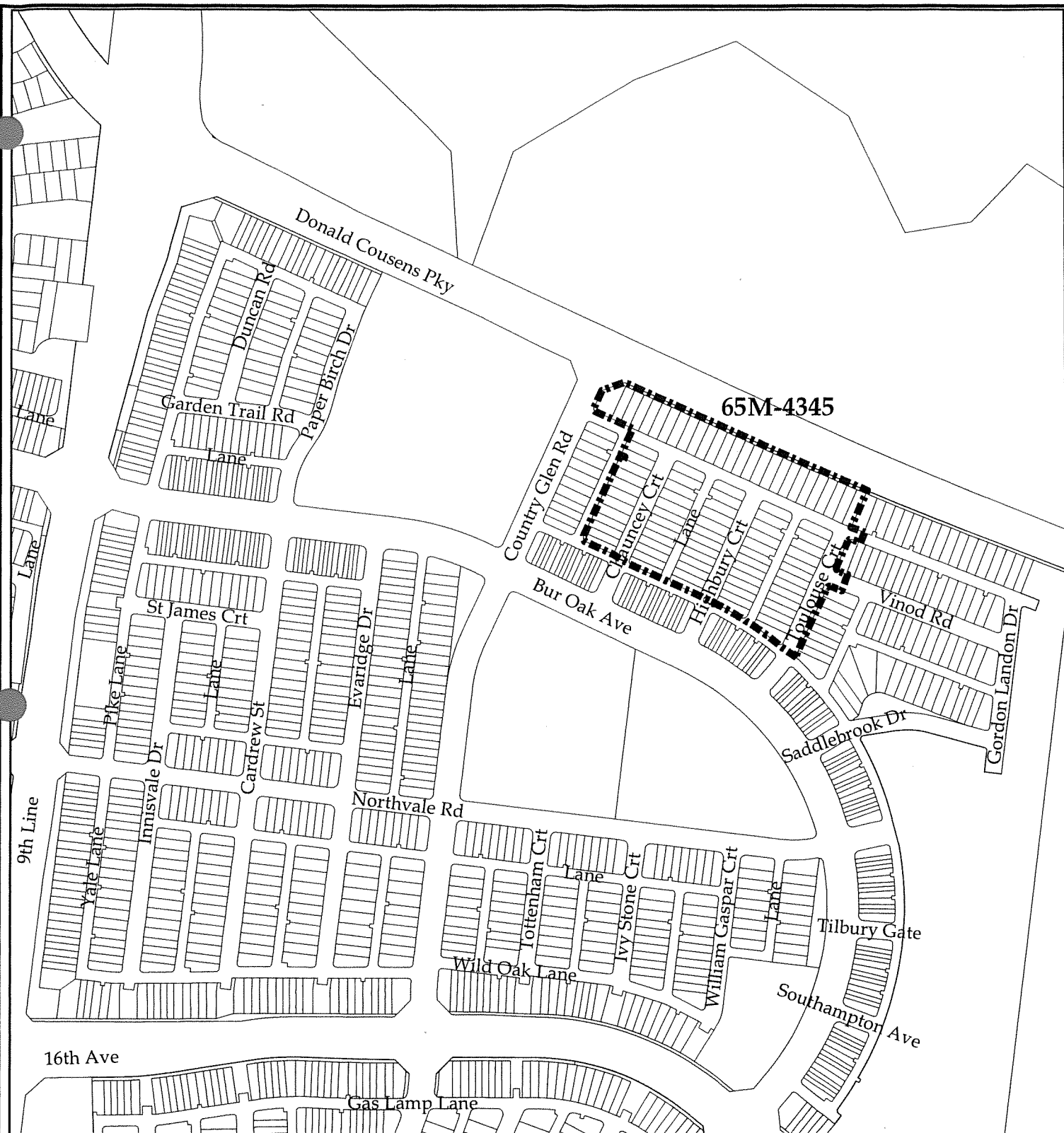
ATTACHMENT BB

APPLICANT: Mattamy (Robinson Creek) Limited (Phase 5)
65M-4319

File No - 3101 -Phase 5 13-013114 005

 SUBJECT LANDS





ATTACHMENT CC

APPLICANT: 1473092 Ontario Limited
65M-4345

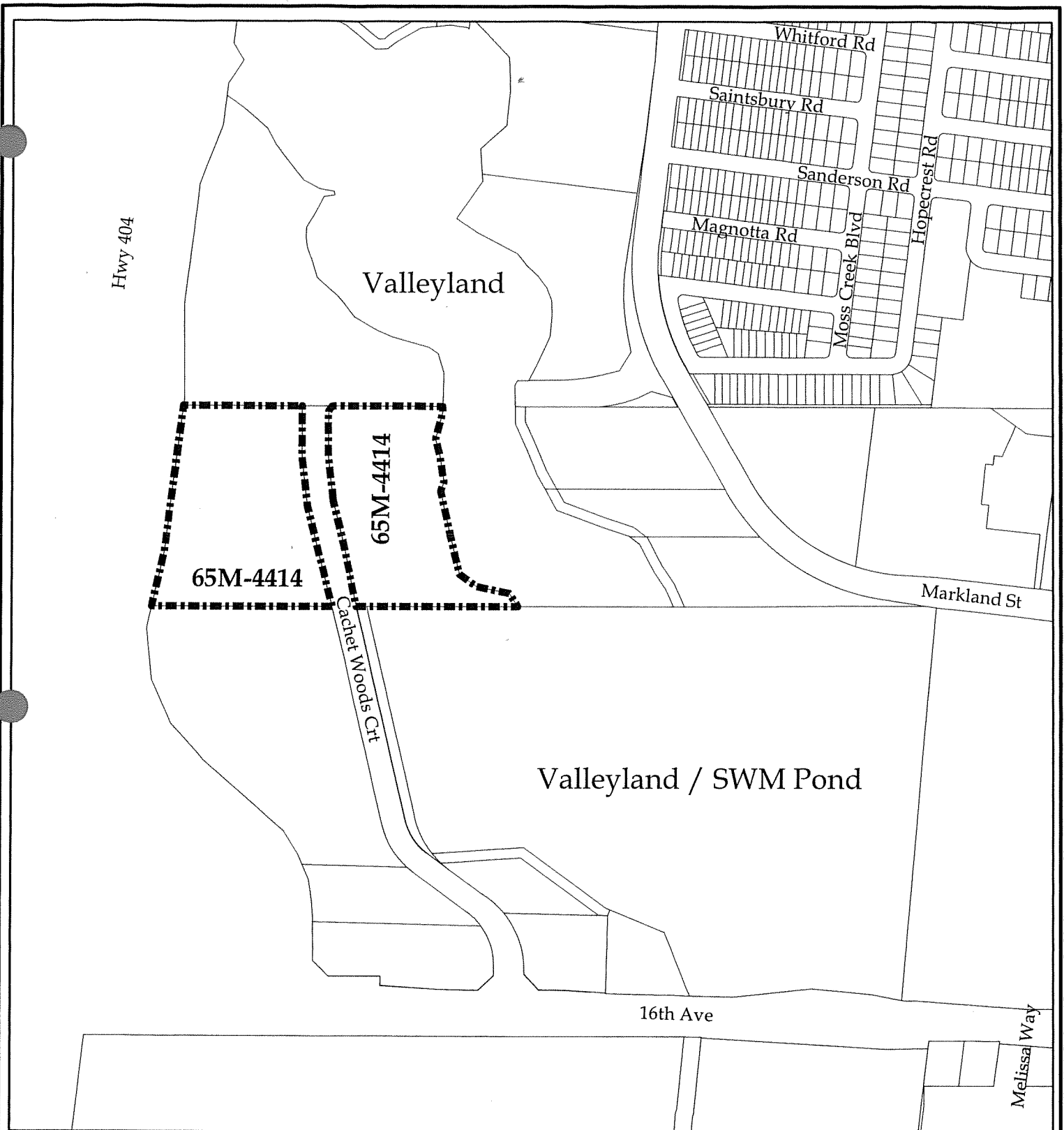
File No - (Cornell Area 6 Phase 4)

----- SUBJECT LANDS



DEVELOPMENT SERVICES COMMISSION

Date: 13/02/2015



ATTACHMENT DD

APPLICANT: Jolis Investments (Ontario) Limited
65M-4414

File No - Phase 2

 SUBJECT LANDS



