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**SUBJECT:** Acceptance for Maintenance of Plans of Subdivision  
Registered Plan Numbers 65M-4031, 65M-4197, 65M-4225,  
65M-4226, 65M-4229, 65M-4232, 65M-4233, 65M-4235,  
65M-4245, 65R-32883, 65M-4262, 65M-4289 and 65M-4302

**PREPARED BY:** Kay Man Poon, Manager, Municipal Inspections ext. 2897  
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-4031, 65M-4197, 65M-4225, 65M-4226, 65M-4229, 65M-4232, 65M-4233, 65M-4235, 65M-4245, 65R-32883, 65M-4262, 65M-4289 and 65M-4302 be received; and,
- 2) That the municipal services in Subdivision Registered Plan numbers 65M-4031, 65M-4197, 65M-4225, 65M-4226, 65M-4229, 65M-4232, 65M-4233, 65M-4235, 65M-4245, 65R-32883, 65M-4262, 65M-4289 and 65M-4302 be Accepted for Maintenance; and,
- 3) 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,
- 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 July 1, 2014; and,
- 6) That acceptance of the subdivisions to be taken into consideration in future operation budgets; and,
- 7) 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,
- 8) 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,
- 9) 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,
- 10) 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,

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- 11) 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,
  - 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 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.

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**Additional infrastructure inventory to be maintained**

Within the subdivisions, there exists:

- 9.27 kilometers of roads
- 1.33 kilometers of lanes
- 10.76 kilometers of sidewalk
- 9.93 kilometers of sanitary sewers
- 10.16 kilometers of storm sewers
- 10.89 kilometers of watermain
- 1,198 street trees
- 265 street lights
- 5.09 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 July 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:**

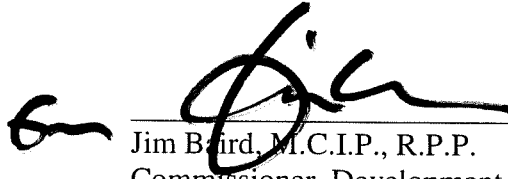
The Community Services Commission is to assume maintenance of the infrastructure within these plans. The Legal Department is to prepare a by-law to be enacted by Council to establish each of the roads within these plans as public highways of the City of Markham. The Mayor and Clerk are to execute the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

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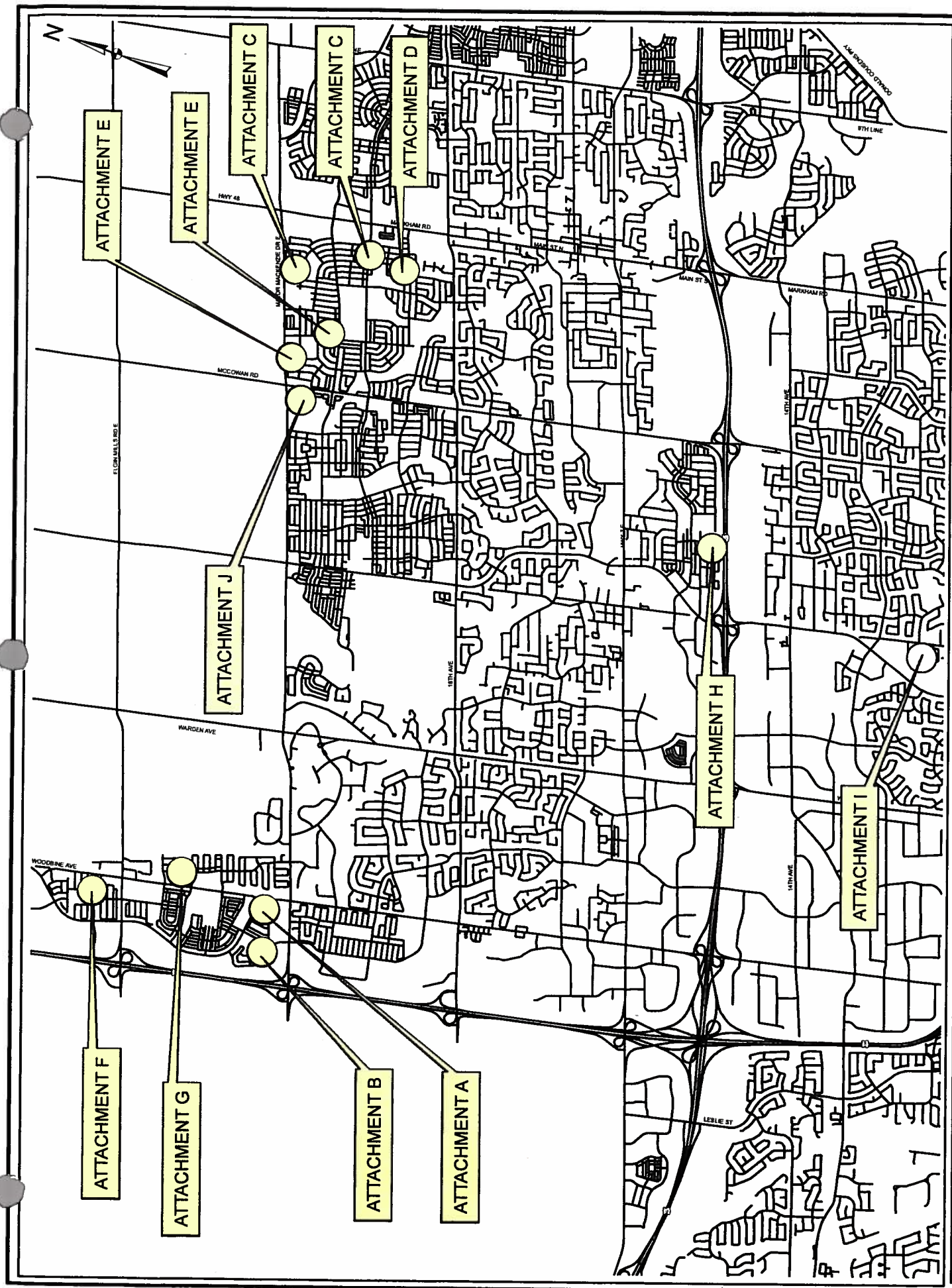
**RECOMMENDED BY:**



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



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



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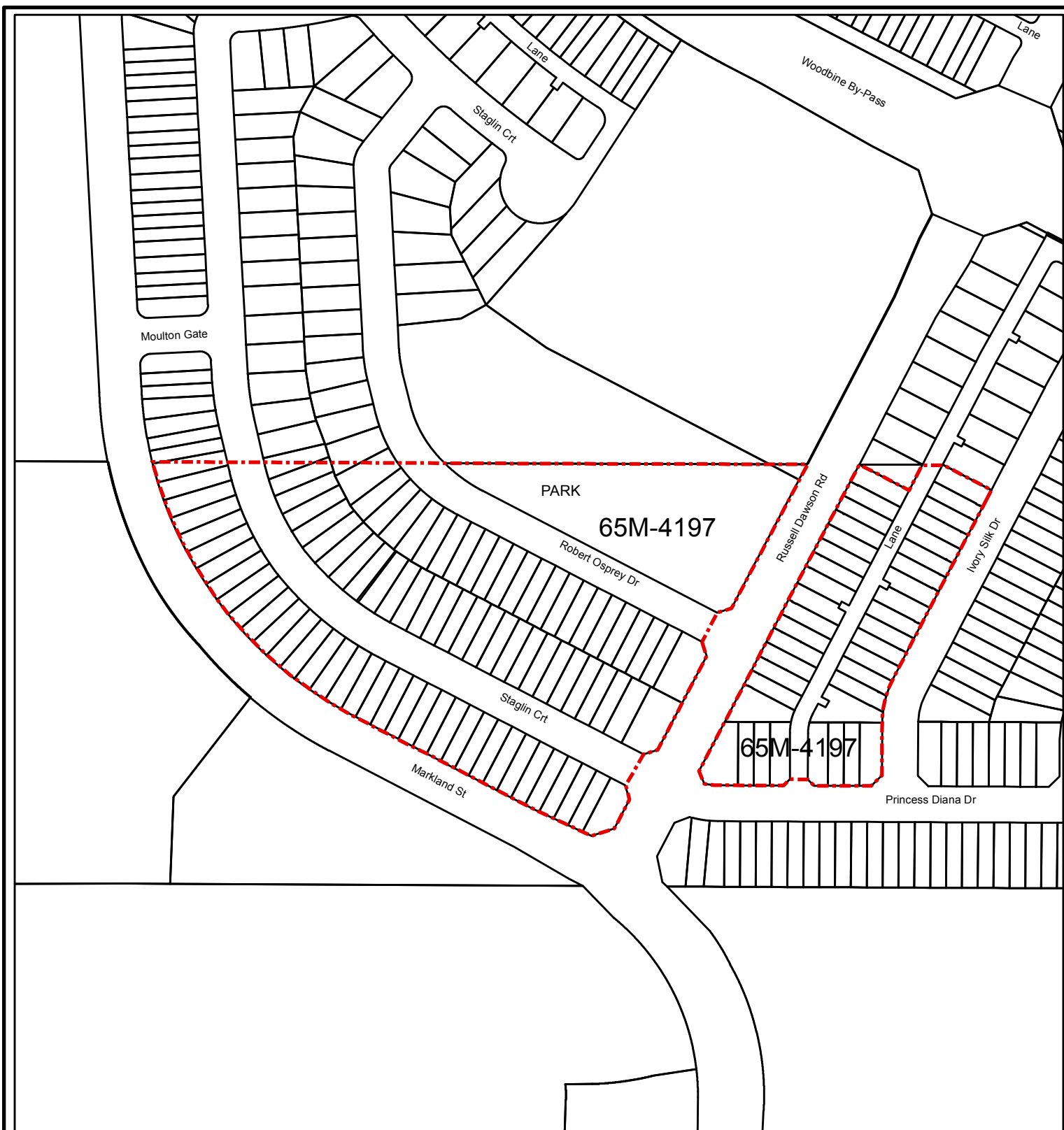
**ATTACHMENTS:**

Figure 1:	Subdivision Location Map	
Attachment 'A':	Majorwood Developments Inc. (Phase 1)	Plan 65M-4031 Plan 65R-30577
Attachment 'B':	Majorwood Developments Inc. (Phase 2)	Plan 65M-4197
Attachment 'C':	Wismer Markham Developments Inc. (Phase 3)	Plan 65M-4225 Plan 65M-4226
Attachment 'D':	Wynberry Developments Inc. (Phase 3)	Plan 65M-4229
Attachment 'E':	Danvest Wismer Investments Limited (Phase 3A)	Plan 65M-4232 Plan 65M-4233
Attachment 'F':	Monarch Corporation (Phase 2)	Plan 65M-4235
Attachment 'G':	Monarch Walmark Development Limited (Phase 1)	Plan 65M-4245 Plan 65R-32883
Attachment 'H':	Flato Meadows Inc.	Plan 65M-4262
Attachment 'I':	Cottonlane Estates Inc.	Plan 65M-4289
Attachment 'J':	Lassester Development Inc. (Phase 2)	Plan 65M-4302



FILE No: 1026-1

 SUBJECT LANDS



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# ATTACHMENT B

APPLICANT: MAJORWOOD DEVELOPMENTS INC. (PHASE 2)  
65M-4197

FILE No: 1026-2

 SUBJECT LANDS

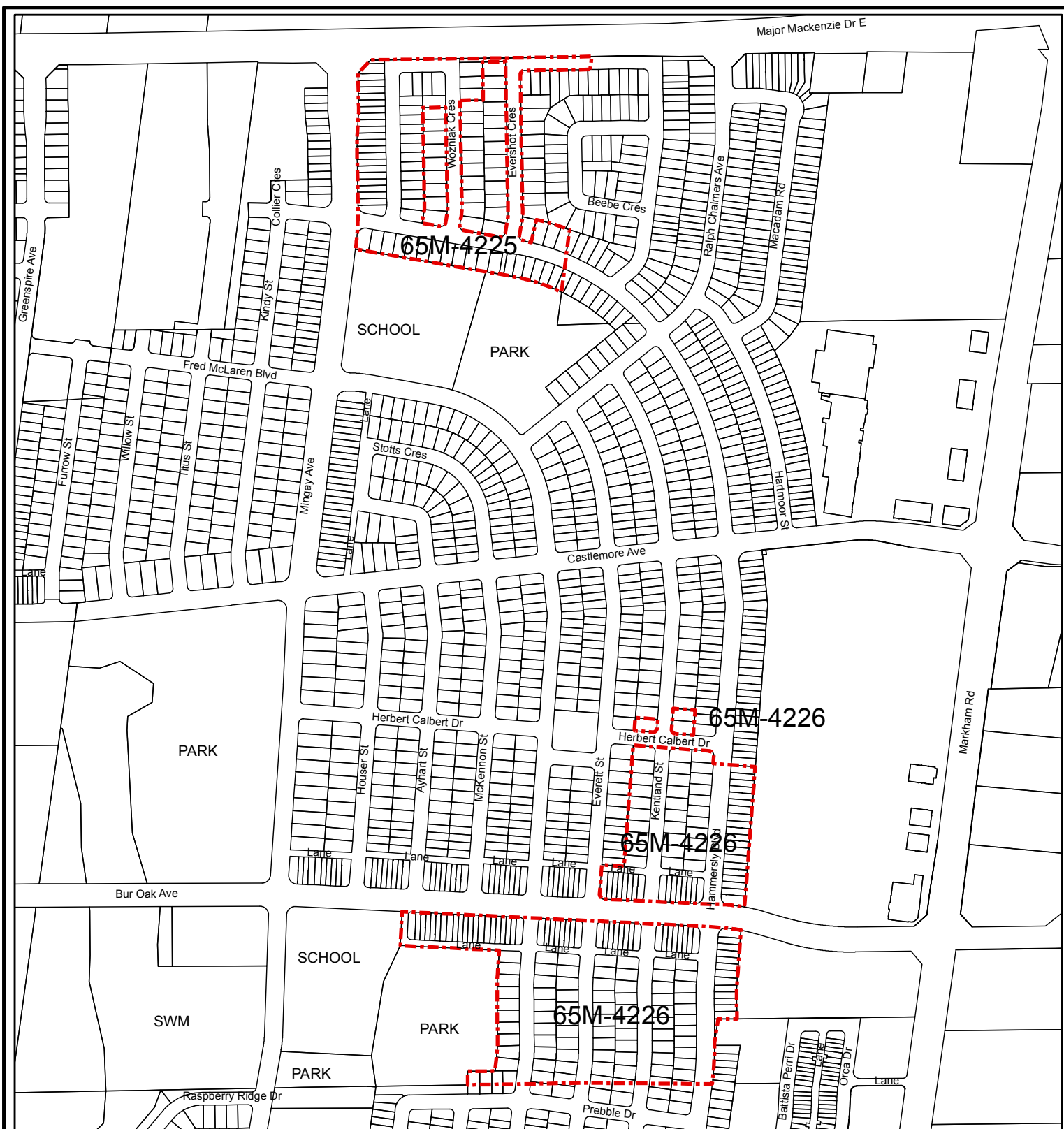


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DATE: 07/22/14



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# ATTACHMENT C

APPLICANT: WISMER MARKHAM DEVELOPMENTS INC. (PHASE 3)  
65M-4225 AND 65M-4226

FILE No: 3076-3

SUBJECT LANDS

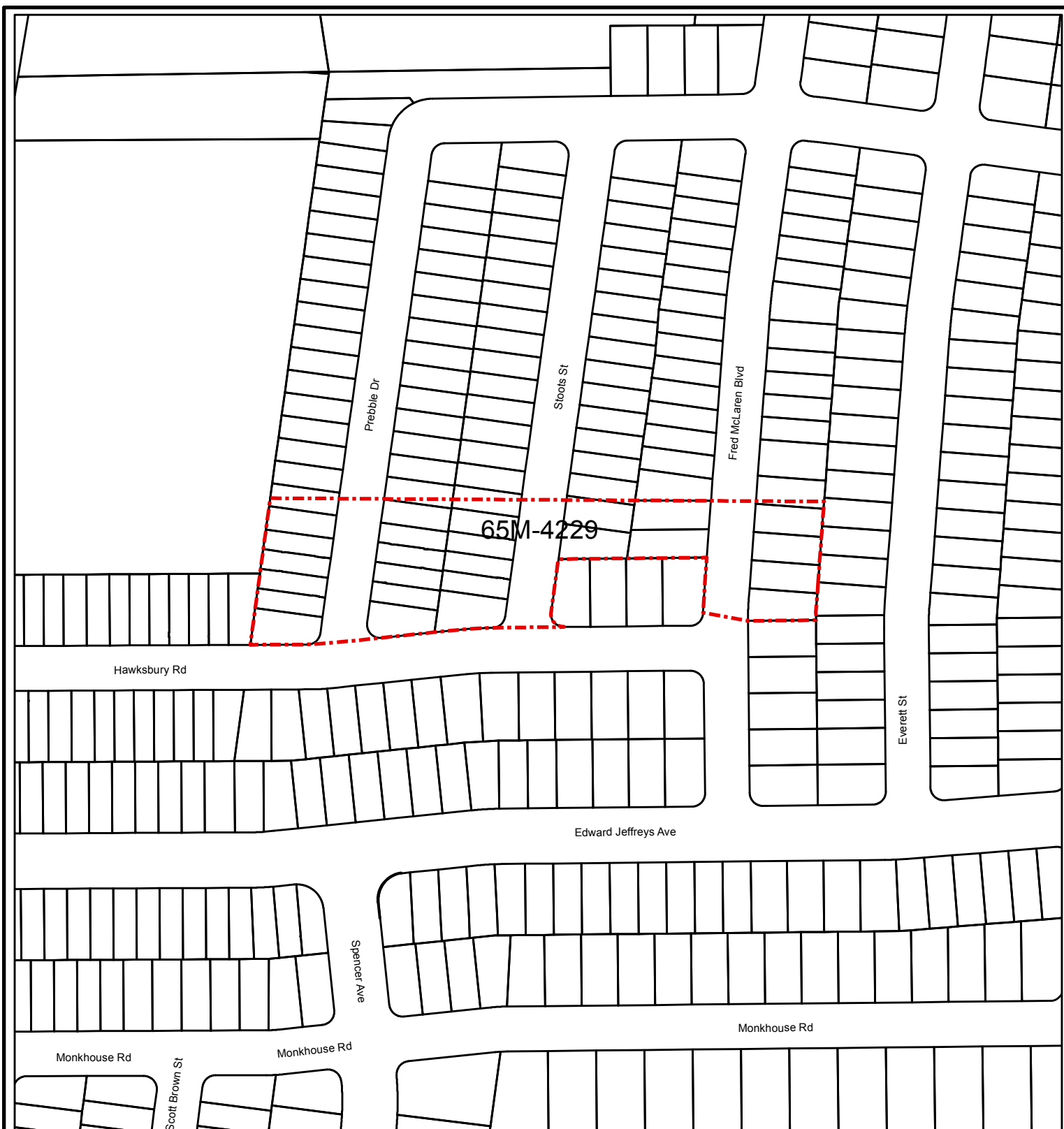


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DATE: 07/22/14



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# ATTACHMENT D

APPLICANT: WYNBERRY DEVELOPMENTS INC.(PHASE 3)  
65M-4229

FILE No: 3089

 SUBJECT LANDS



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# ATTACHMENT E

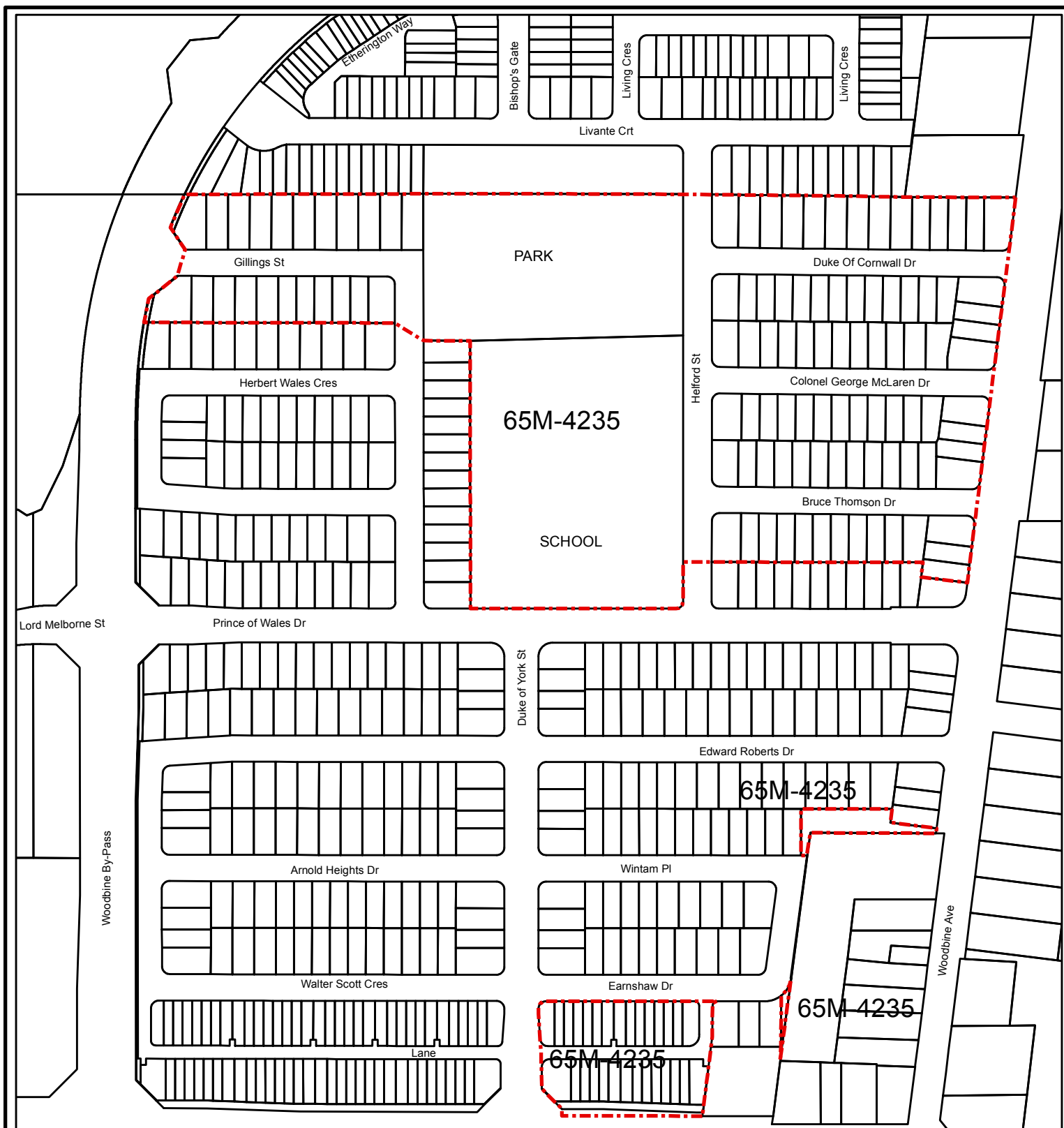
APPLICANT: DANVEST WISMER INVESTMENTS LIMITED (PHASE 3A)

65M-4232 AND 65M-4233

FILE No: 3078-3

SUBJECT LANDS





# ATTACHMENT F

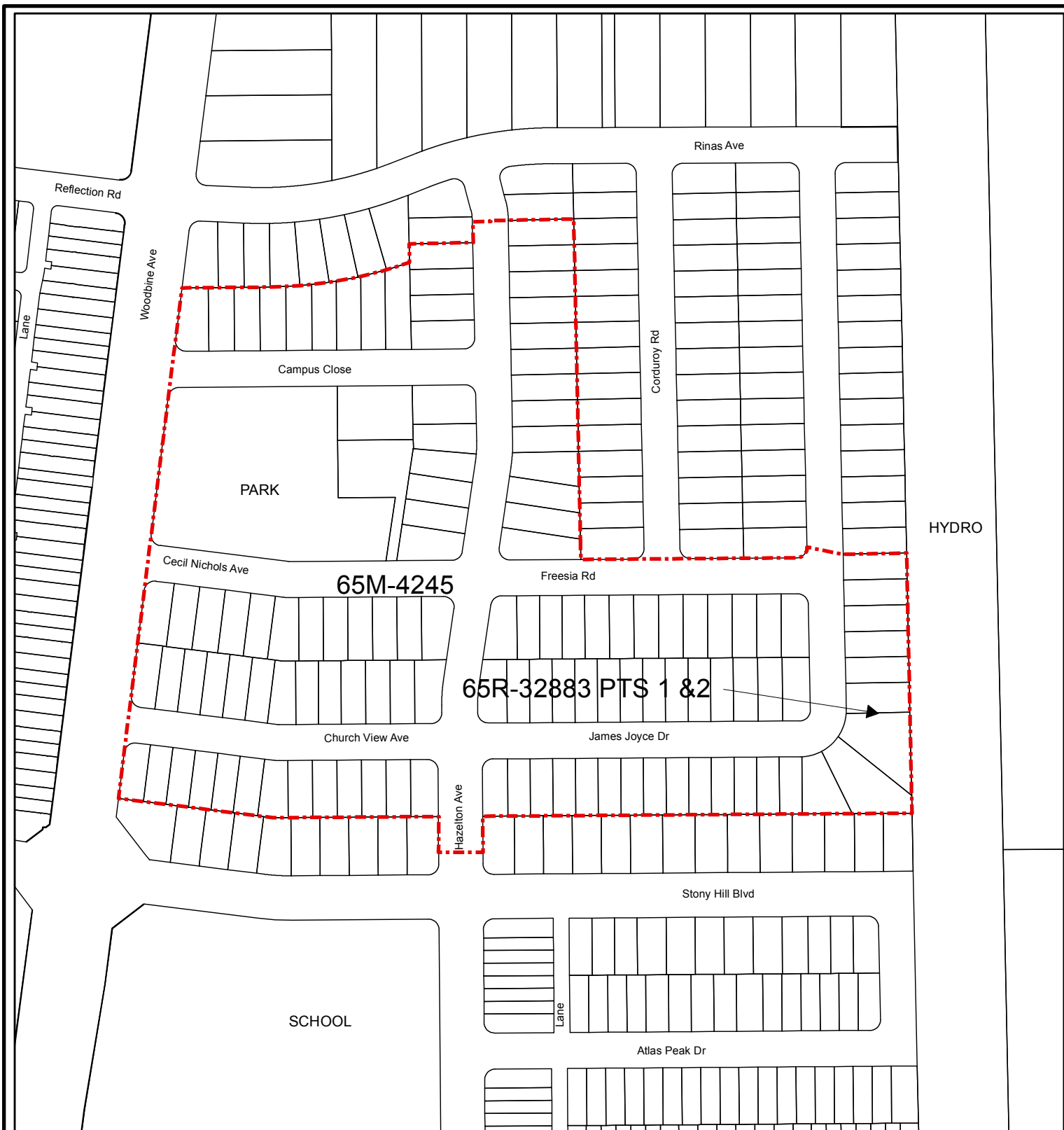
APPLICANT: MONARCH CORPORATION (PHASE 2)  
65M-4235

FILE No: 1025-2

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SUBJECT LANDS



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# ATTACHMENT G

APPLICANT: MONARCH WALMARK DEVELOPMENT LIMITED (PHASE 1)  
65M-4245 AND 65R-32883

FILE No: 2179-1

 SUBJECT LANDS



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# ATTACHMENT H

APPLICANT: FLATO MEADOWS INC.  
65M-4262

FILE No: 2192

 SUBJECT LANDS

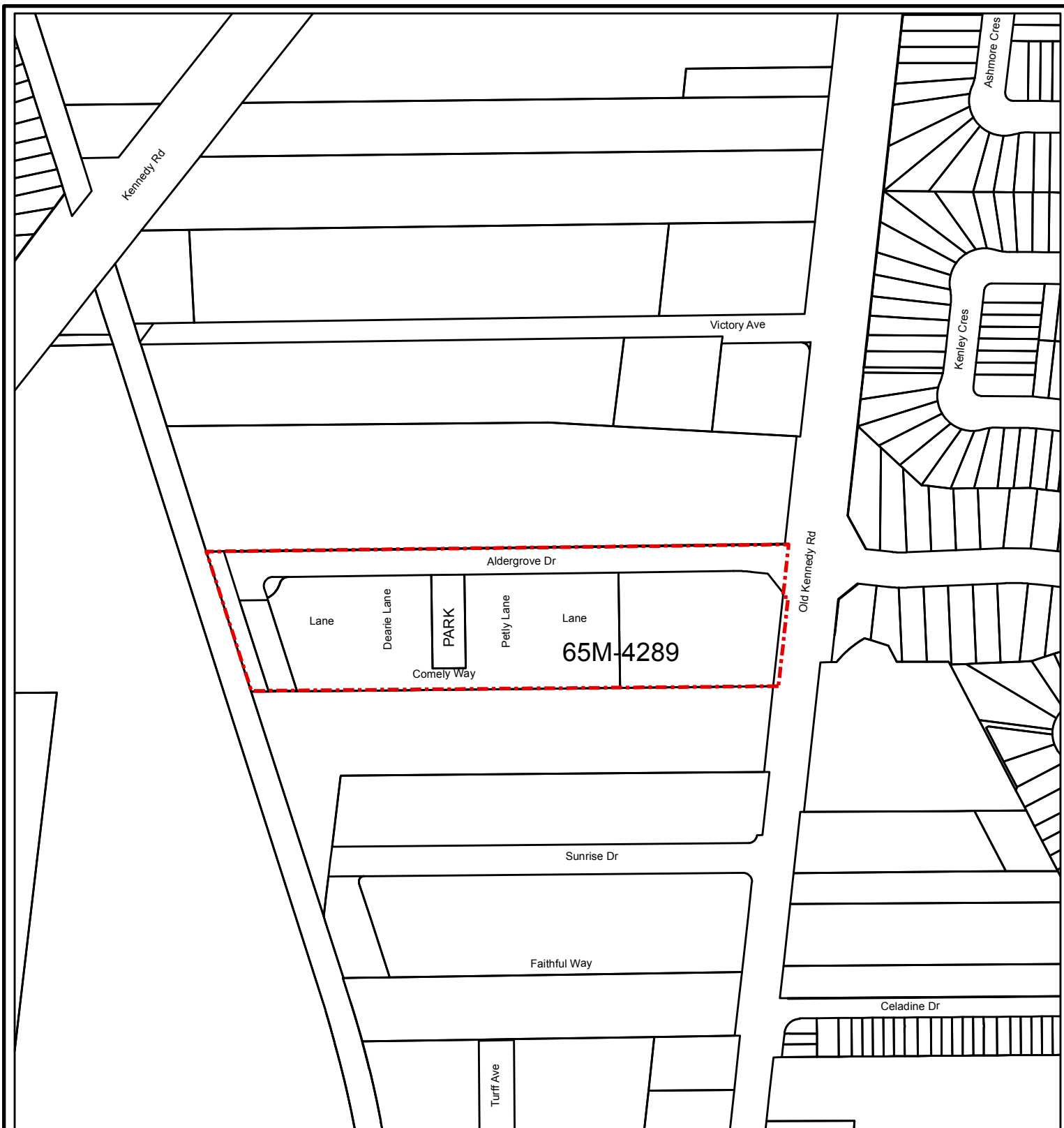


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# ATTACHMENT I

APPLICANT: COTTONLANE ESTATES INC.  
65M-4289

FILE No: 2177

 SUBJECT LANDS

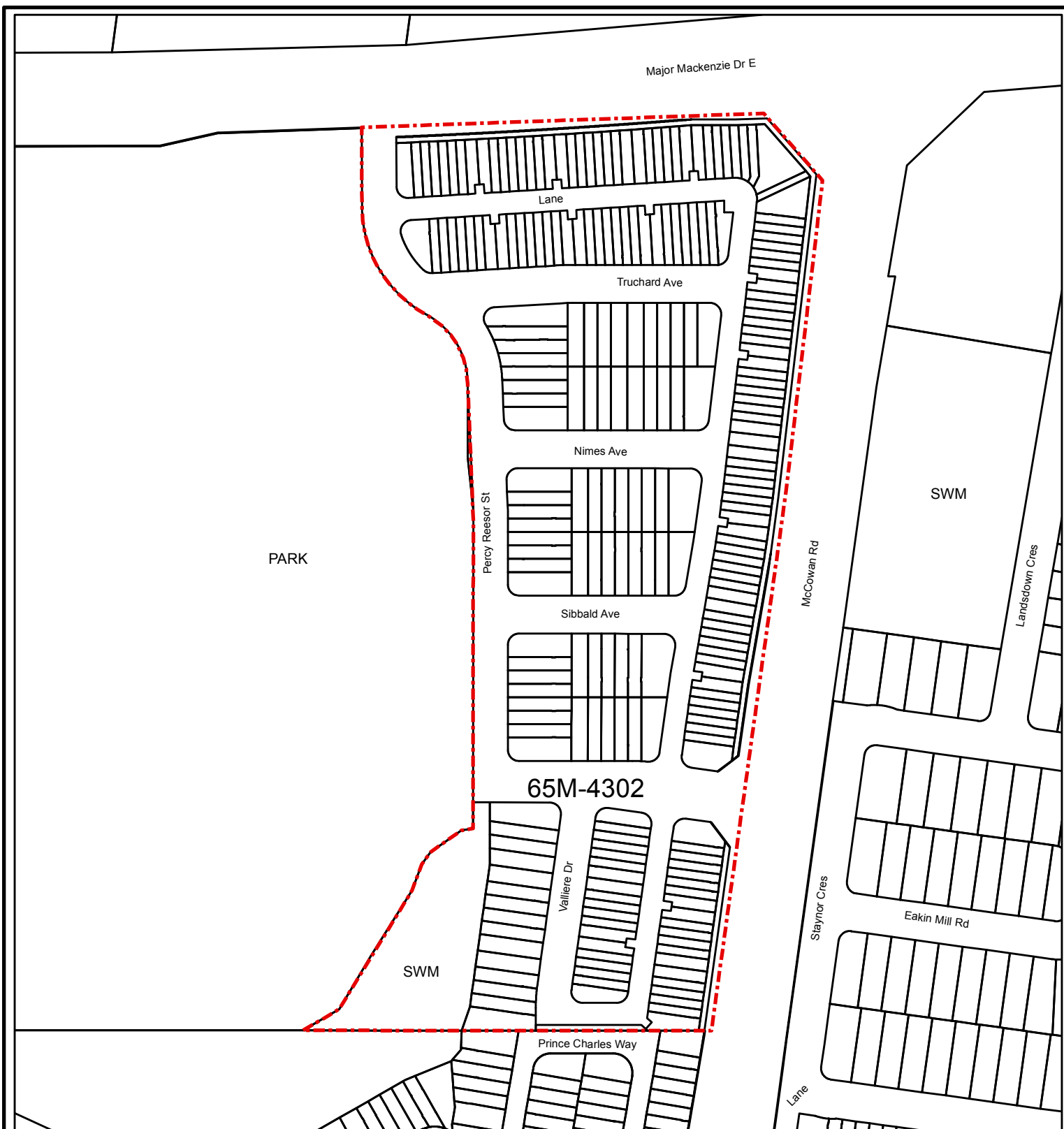


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# ATTACHMENT J

APPLICANT: LASSESTER DEVELOPMENTS INC (PHASE 2)  
65M-4302

FILE No: 2147

 SUBJECT LANDS



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