
SUBJECT: Acceptance for Maintenance of Plans of Subdivision
Registered Plan Numbers 65M-4195, 65M-4196, 65M-4007,
65M-3809, 65R-27886, 65M-3057, 65M-4066, 65M-3969,
65M-4263, 65M-3807, 65M-4219, 65M-4256, 65R-32390
Parts 1 to 5, 65M-4215, and 65M-4217

PREPARED BY: Kevin Young, Manager, Municipal Inspections ext. 3050

RECOMMENDATION:

- 1) That the report entitled "Acceptance for Maintenance of Plans of Subdivision" Registered Plan Numbers 65M-4195, 65M-4196, 65M-4007, 65M-3809, 65R-27886, 65M-3057, 65M-4066, 65M-3969, 65M-4263, 65M-3807, 65M-4219, 65M-4256, 65R-32390 Parts 1 to 5, 65M-4215, and 65M-4217 be received; and,
- 2) That the municipal services in Subdivision Registered Plan numbers 65M-4195, 65M-4196, 65M-4007, 65M-3809, 65R-27886, 65M-3057, 65M-4066, 65M-3969, 65M-4263, 65M-3807, 65M-4219, 65M-4256, 65R-32390 Parts 1 to 5, 65M-4215, and 65M-4217 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 Town 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 Town's system; and,
- 5) That the Acceptance for Maintenance Period commence September 1, 2013; 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,

- 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 Town 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 Town 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 Town.

OPTIONS/ DISCUSSION:**Construction of public works completed**

The construction of the public works for each subdivision has been completed to the Town'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 Town 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 6.23 kilometers of roads, 2.32 kilometers of lanes, 8.87 kilometers of sidewalk, 6.24 kilometers of sanitary sewers, 6.46 kilometers of storm sewer, 7.21 kilometers of water main, 925 street trees, 268 street lights and 1.17 ha 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 September 1, 2013 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 Town of Markham.

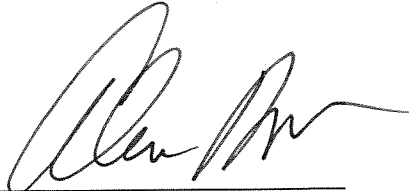
ALIGNMENT WITH STRATEGIC PRIORITIES:

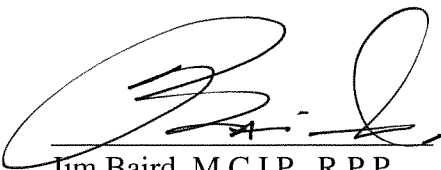
The plans of subdivision, municipal services and infrastructure meet the "Building Markham's Future Together" areas of strategic focus and have been designed and constructed in accordance with Town policies, design criteria and standards including all environmental approvals and permits.

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 Town 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

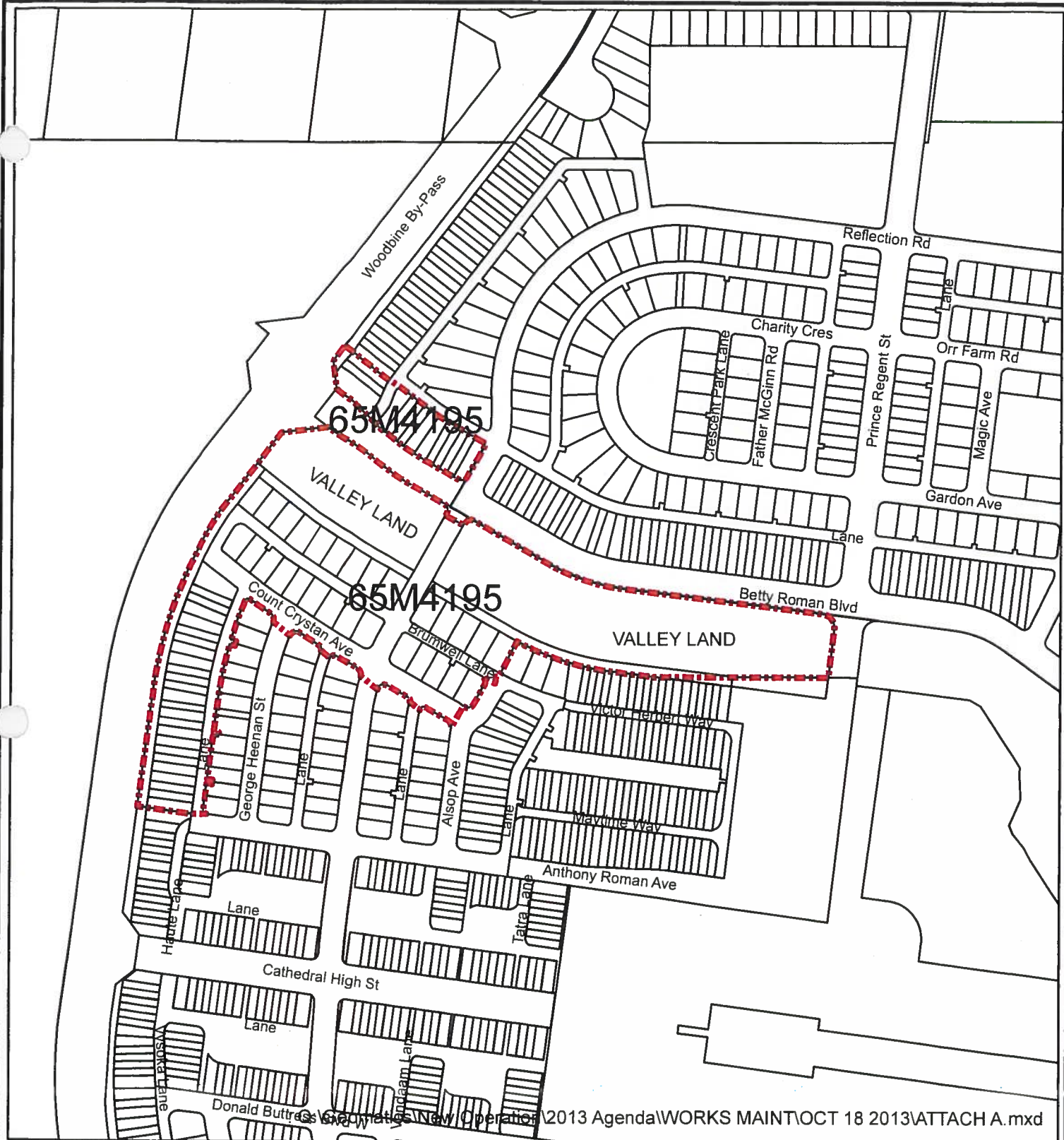
Attachment 'A': The Crown of Markham Inc. Phase 3A	Plan 65M-4195
Attachment 'B': THE Crown of Markham Inc. Phase 3B	Plan 65M-4196
Attachment 'C': Dovcom Realty Inc. Phase 3	Plan 65M-4007
Attachment 'D': Mackenzie Builders and Developers Inc.	Plan 65M-3809 65R-27886
Attachment 'E': Schickedanz Bros. Limited	Plan 65M-3057
Attachment 'F': World Tech Construction Inc,	Plan 65M-4066
Attachment 'G': Mackenzie Builders and Developers Inc.	Plan 65M-3969
Attachment 'H': Mackenzie Builders and Developers Inc. (Bano Phase 3)	Plan 65M-4263
Attachment 'I': Merin Investments (Markham) Inc.	Plan 65M-3807
Attachment 'J': 1473092 Ontario Inc. Phase 3	Plan 65M-4219
Attachment 'K': Cornell Rouge Development Corp. Phase 4A	Plan 65M-4256 65R-32390 Parts 1 -5
Attachment 'L': Ninth Line Developments Limited Phase 3A	Plan 65M-4215
Attachment 'M': Ninth Line Developments Limited	Plan 65M-4217



FIGURE No. 1 SUBDIVISION LOCATION MAP

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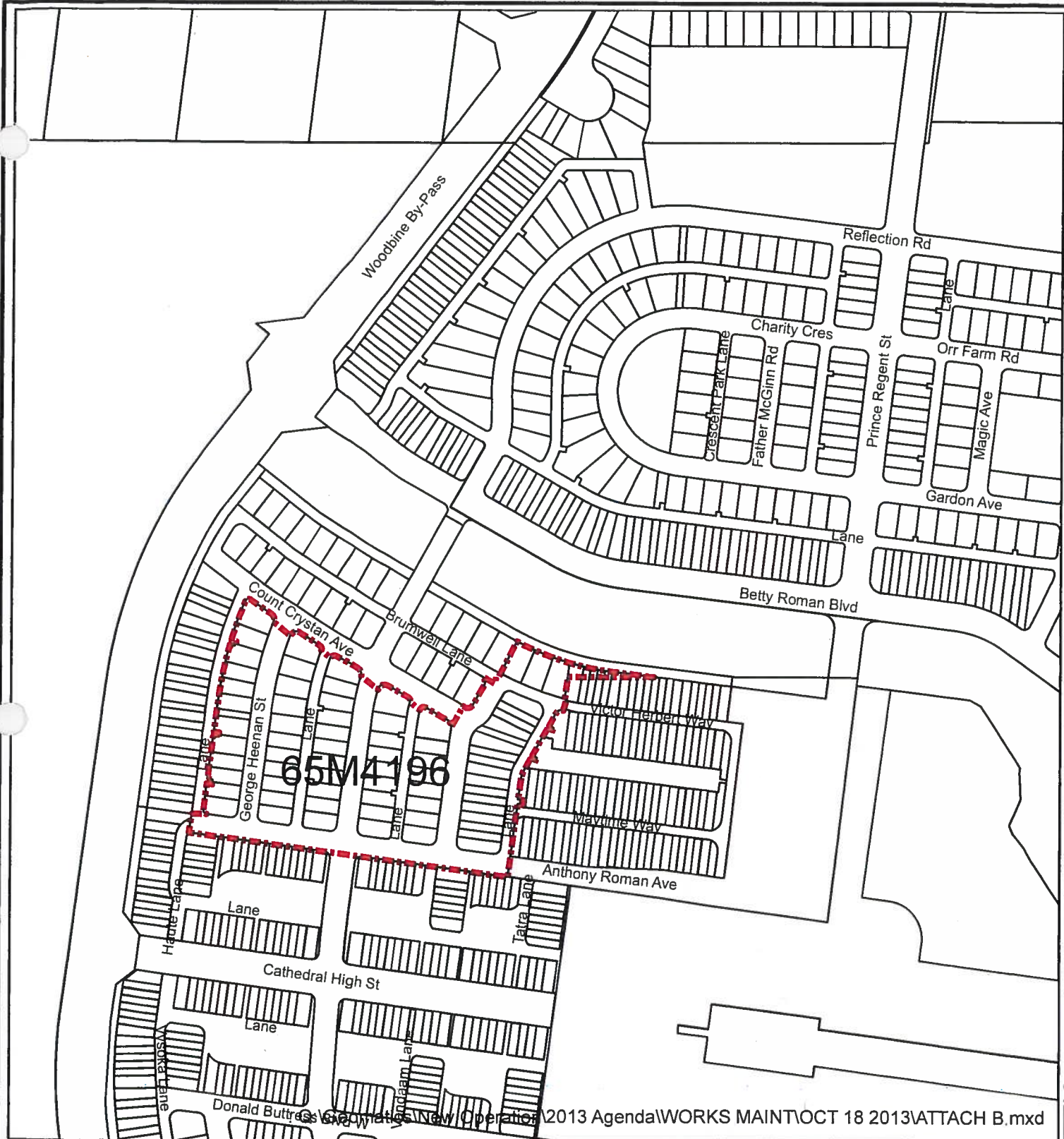


ATTACHMENT 'A'

APPLICANT: THE CROWN OF MARKHAM INC.
65M-4195

FILE No. SU09120790

 SUBJECT LANDS



ATTACHMENT 'B'

APPLICANT: THE CROWN OF MARKHAM INC.
65M-4196

FILE No. SU09120790

 SUBJECT LANDS



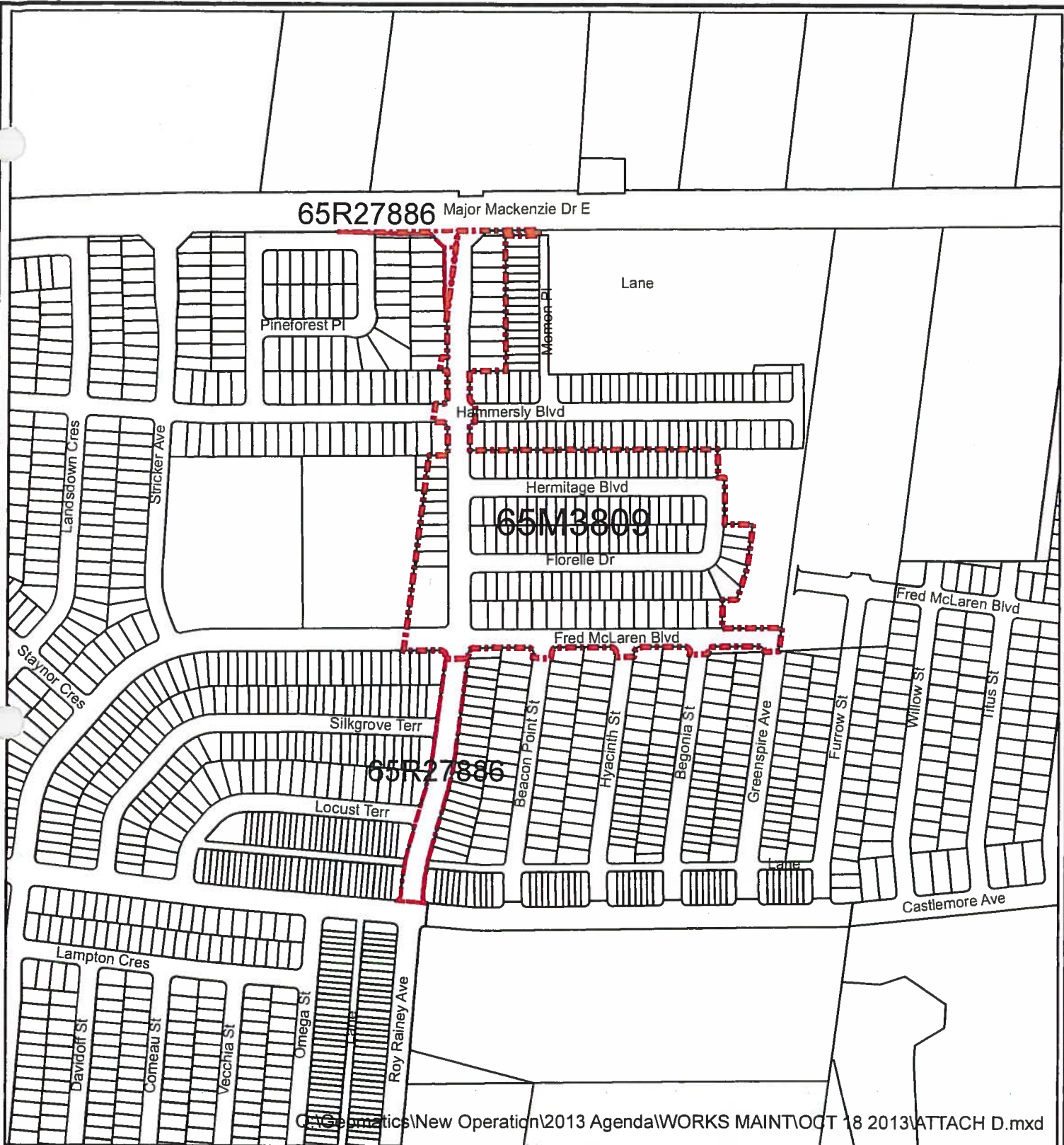


ATTACHMENT 'C'

APPLICANT: DOVCOM REALITY INC
65M-4007

FILE No. 3087-3

 SUBJECT LANDS

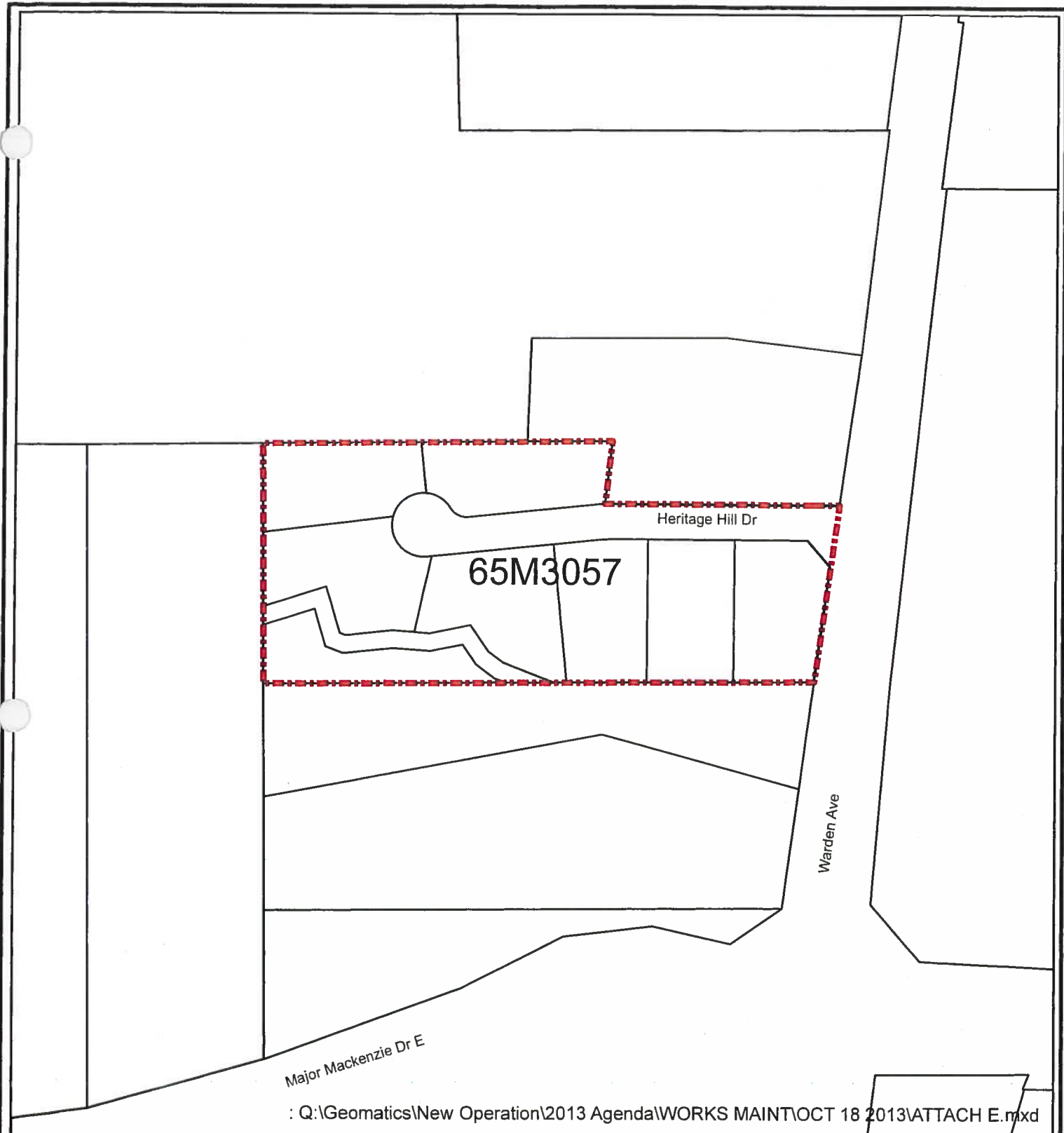


ATTACHMENT 'D'

APPLICANT: MACKENZIE BUILDERS AND DEVELOPERS INC
65M-3809 AND 65R-27886

FILE No. 3087-3

 SUBJECT LANDS



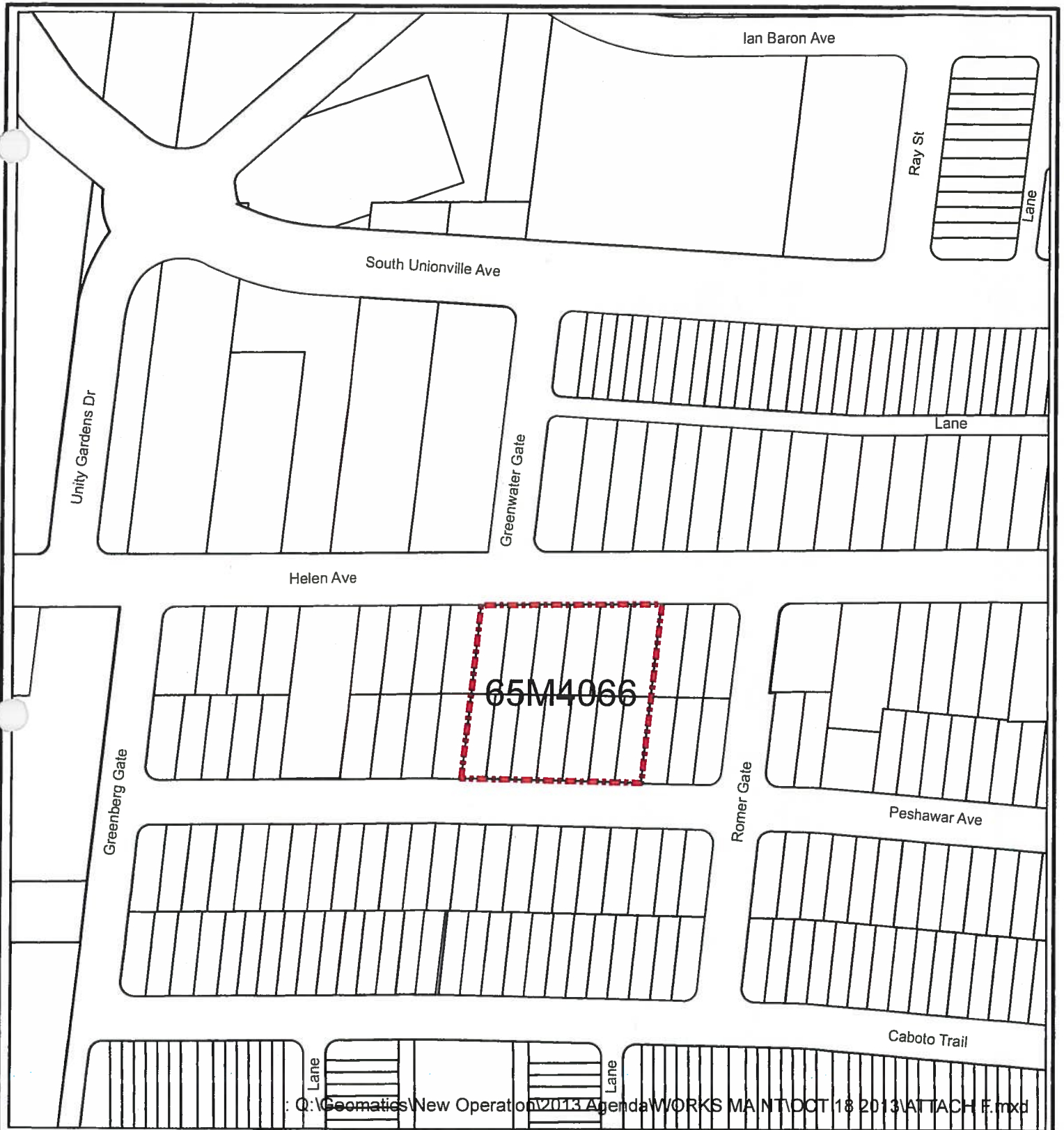
ATTACHMENT 'E'

APPLICANT: SCHICKEDANZ BROS. LIMITED
65M-3057

FILE No. 2101

 SUBJECT LANDS





ATTACHMENT 'F'

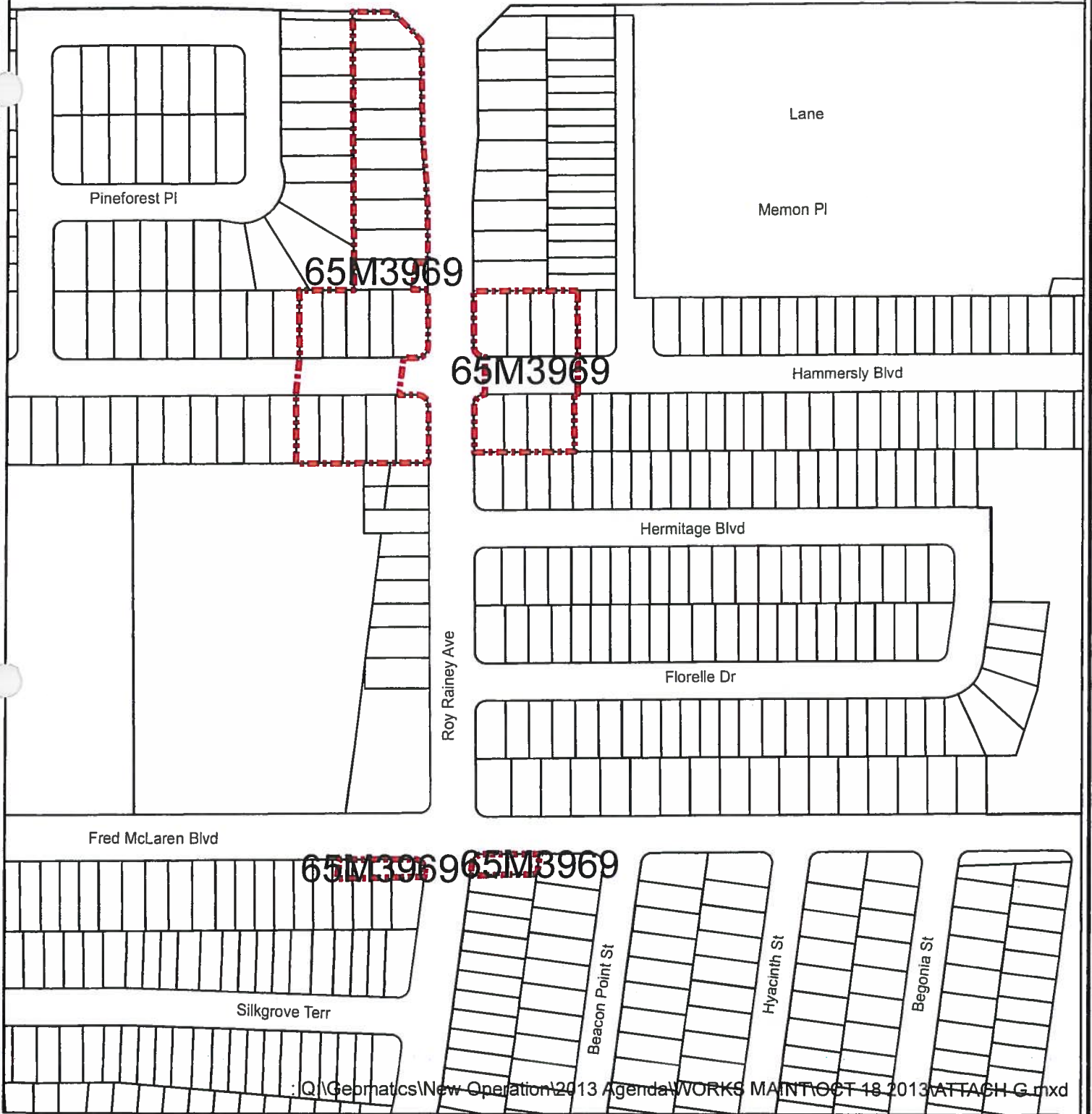
APPLICANT: WORLD TECH CONSTRUCTION INC.
65M-4066

FILE No. 3125

 SUBJECT LANDS



Major Mackenzie Dr E



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ATTACHMENT 'G'

APPLICANT: MACKENZIE BUILDERS AND DEVELOPERS INC
65M-3969

 SUBJECT LANDS

FILE No. 3094





ATTACHMENT 'H'

APPLICANT: MACKENZIE BUILDERS AND DEVELOPERS INC
65M-4263

FILE No. 3094-3

 SUBJECT LANDS





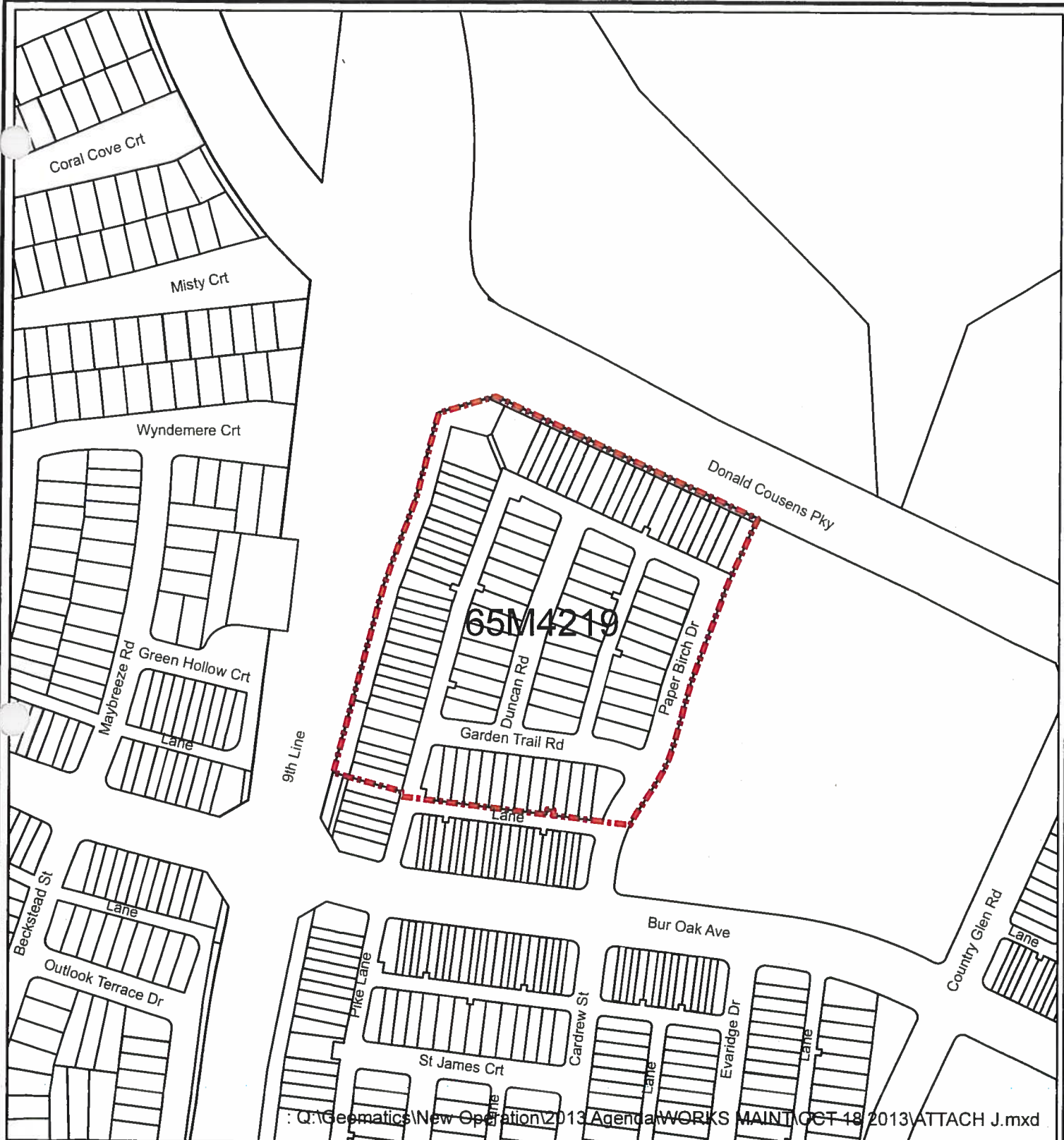
ATTACHMENT 'I'

APPLICANT: MERLIN INVESTMENTS (MARKHAM) INC.
65M-3807

FILE No. 3096

 SUBJECT LANDS





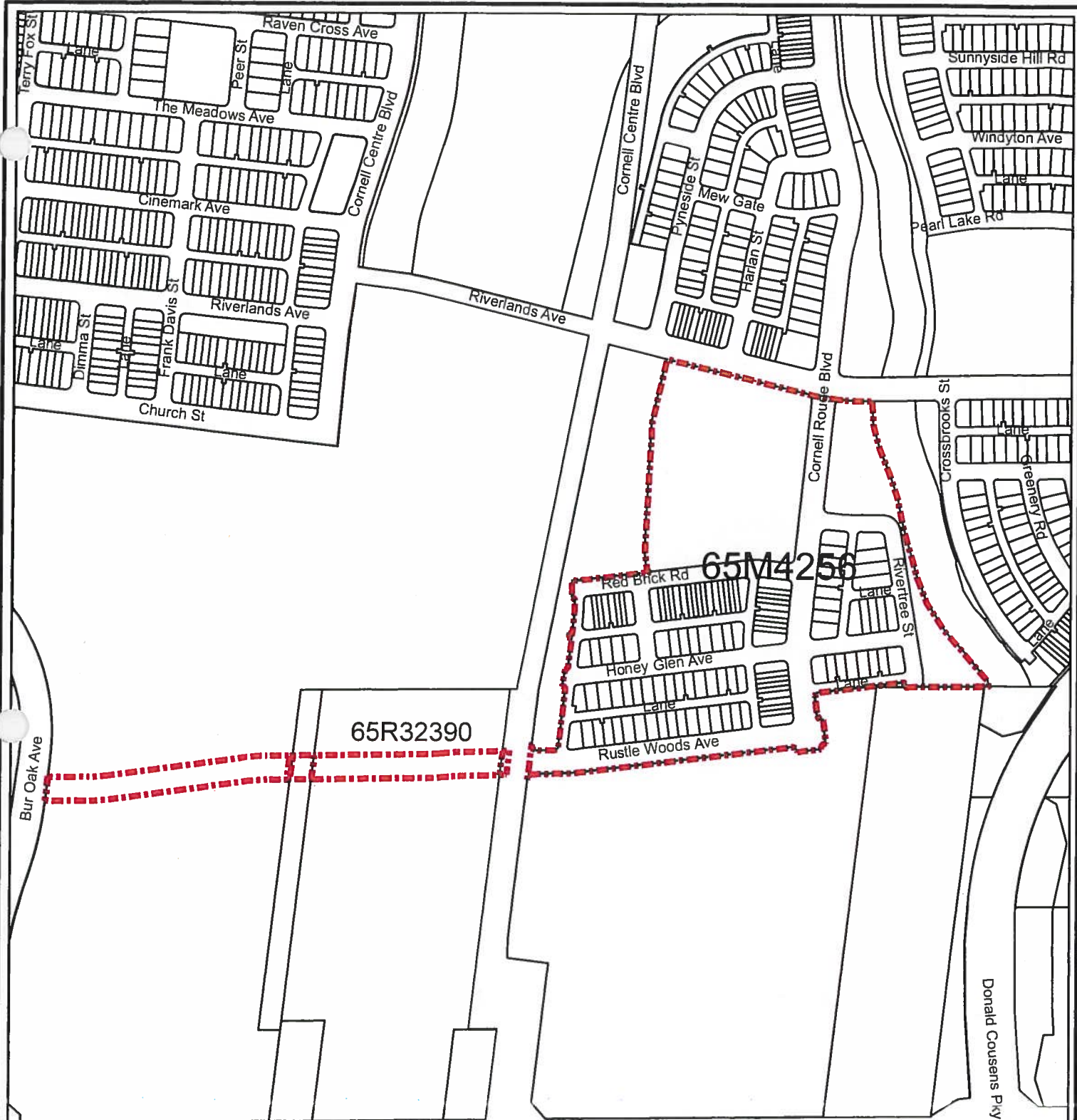
ATTACHMENT 'J'

APPLICANT: 1473092 ONTARIO INC
65M-4219

FILE No. 3088-3

 SUBJECT LANDS





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ATTACHMENT 'K'

APPLICANT: CORNELL ROUGE DEVELOPMENT LIMITED
65M-4256 AND 65R-32390 PARTS 1 TO 5

FILE No. 3091-4A

 SUBJECT LANDS



Major Mackenzie Dr E

Donald Cousens Pky



65M4215

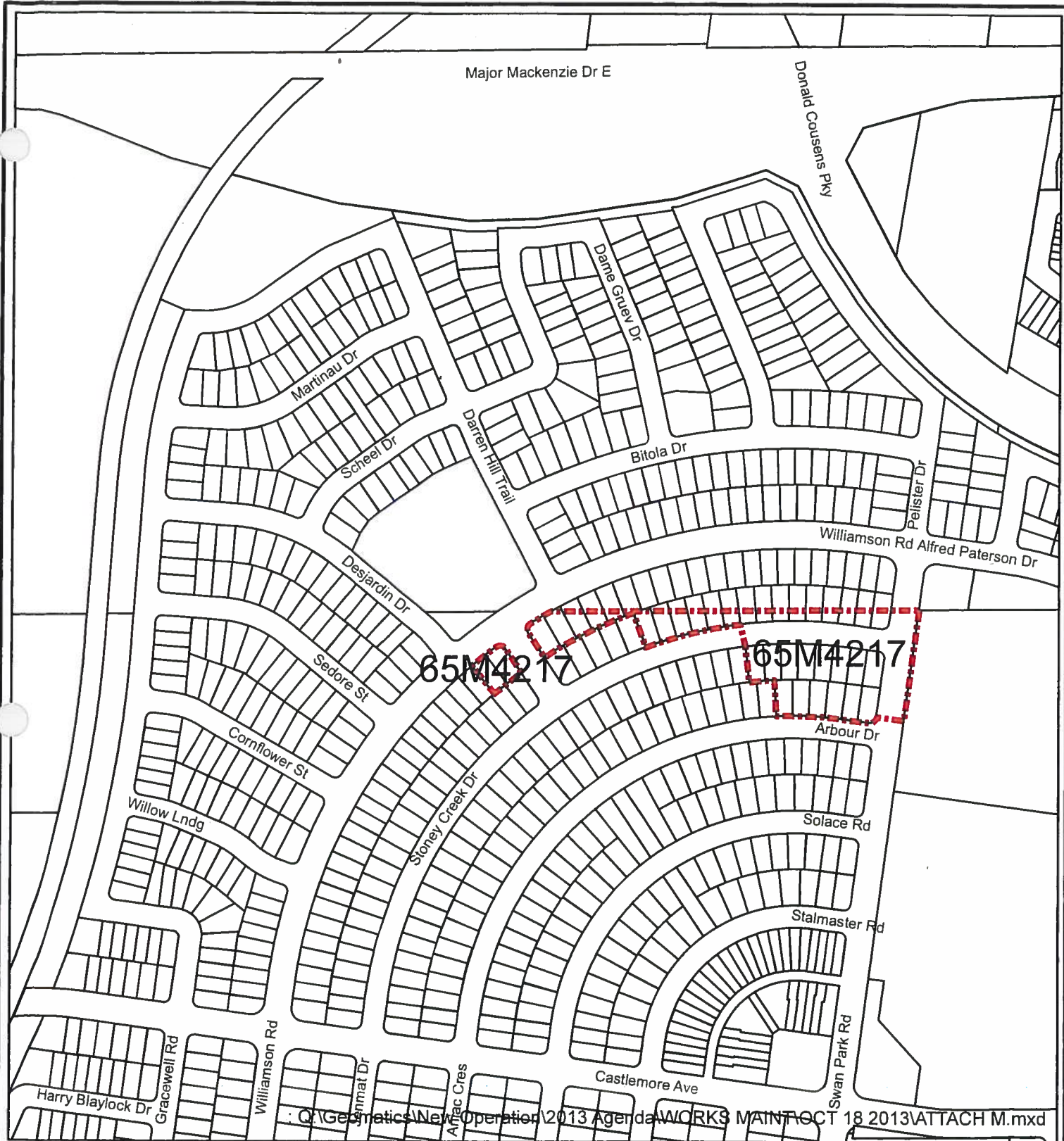
ATTACHMENT 'L'

APPLICANT: NINTH LINE DEVELOPMENTS LIMITED
65M-4215

 SUBJECT LANDS

FILE No. 3095-3A





ATTACHMENT 'M'

APPLICANT: NINTH LINE DEVELOPMENTS LIMITED
65M-4217

FILE No. 3095-3A

 SUBJECT LANDS