



Report to: Development Services Committee

Date Report: June 14, 2011

SUBJECT: Acceptance for Maintenance of Plans of Subdivisions
Registered Plan Numbers 65M-3970, 65M-4032, 65M-3976,
65M-3876 – BLK 4, 65M-3571, 65M-3616, 65M-3669,
65M-4008, 65M-3813, 65M-3814, 65M-3874, 65M-4027 and
65M-4003

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-3970, 65M-4032, 65M-3976, 65M-3876 – BLK 4, 65M-3571, 65M-3616, 65M-3669, 65M-4008, 65M-3813, 65M-3814, 65M-3874, 65M-4027 and 65M-4003 dated June 14, 2011 be received; and,
- 2) That the municipal services in Subdivision Registered Plan numbers 65M-3970, 65M-4032, 65M-3976, 65M-3876 – BLK 4, 65M-3571, 65M-3616, 65M-3669, 65M-4008, 65M-3813, 65M-3814, 65M-3874, 65M-4027 and 65M-4003 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 subdivision as part of the Town’s system; and,
- 5) That the Acceptance for Maintenance Period commence June 1, 2011; and,
- 6) That acceptance of the subdivision be taken into consideration in future operating 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 subdivisions, 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 subdivision.

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 the conditions of the subdivision agreements, it is now appropriate that the Town assume, from the Developer, the responsibility for the maintenance and operation of 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 10.77 kilometers of roads, 12.69 kilometers of sidewalk, 9.60 kilometers of sanitary sewers, 10.54 kilometers of storm sewer, 10.83 kilometers of water main, 1231 street trees, 261 street lights and 1.50ha 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 June 1, 2011 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 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" six 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.

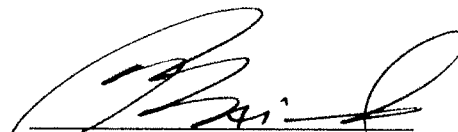
BUSINESS UNITS CONSULTED AND AFFECTED:

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': Oxnard Boxgrove Ltd	Plan 65M-3970
Attachment 'B': Oxnard Boxgrove Ltd (Phase 2)	Plan 65M-4032
Attachment 'C': Winter Garden Estates Inc (Phase 2)	Plan 65M-3976
Attachment 'D': M. Midget Inc	Plan 65M-3876, BLK 4
Attachment 'E': Forest Bay Homes Ltd (Phase 2)	Plan 65M-3571
Attachment 'F': Forest Bay Homes Ltd (Phase 3)	Plan 65M-3616
Attachment 'G': Forest Bay Homes Ltd (Phase 4)	Plan 65M-3669
Attachment 'H': Box Grove Hill Developments Inc and Box Grove North Inc (Phase 2A)	Plan 65M-4008
Attachment 'I': Pam-Grey Holdings Inc (Phase 3)	Plan 65M-3813 and 65M-3814
Attachment 'J': Pam-Grey Holdings Inc (Phase 4A)	Plan 65M-3874
Attachment 'K': Pam-Grey Holdings Inc (Phase 4B)	Plan 65M-4027
Attachment 'L': Pam-Grey Holdings Inc (Phase 5)	Plan 65M-4003

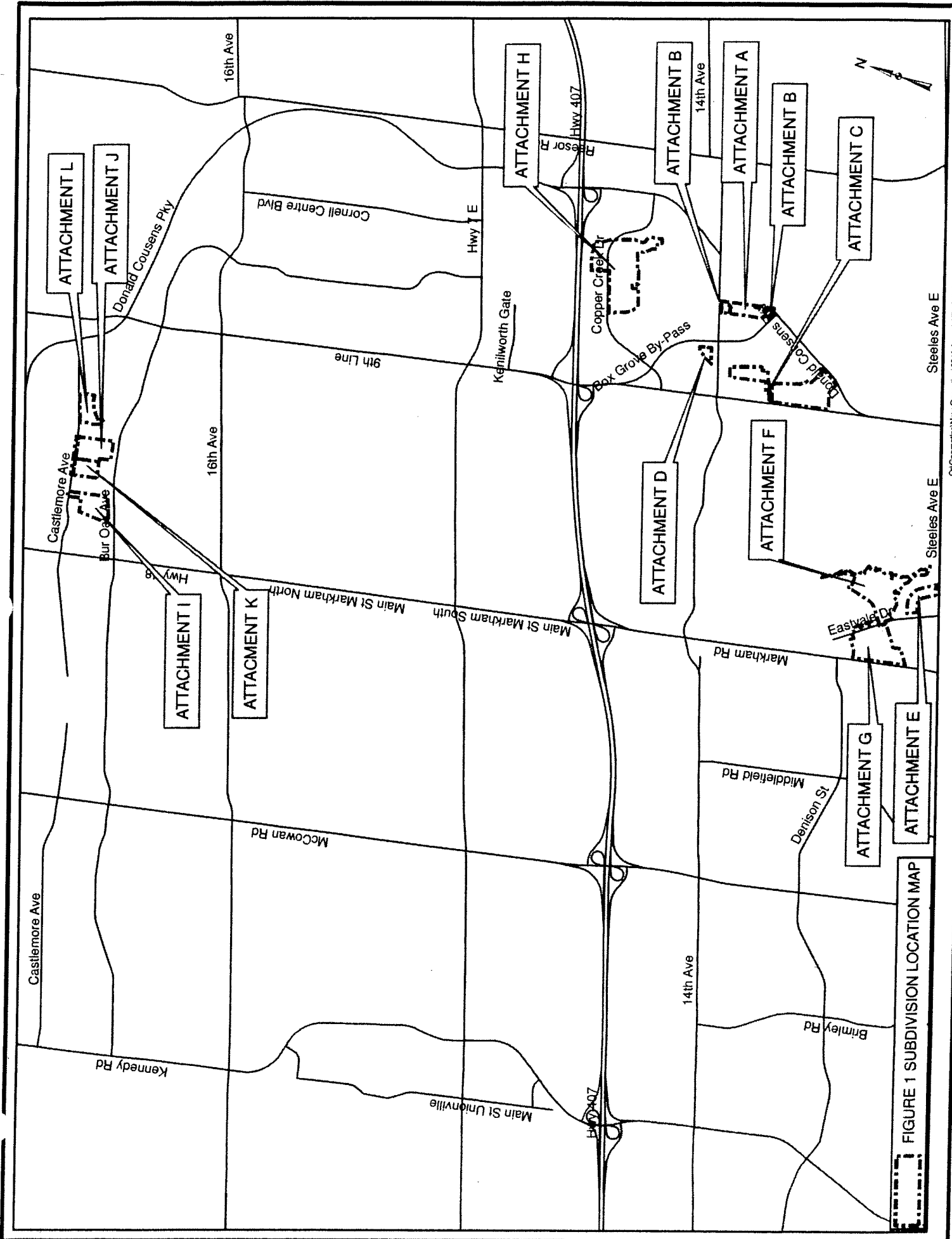
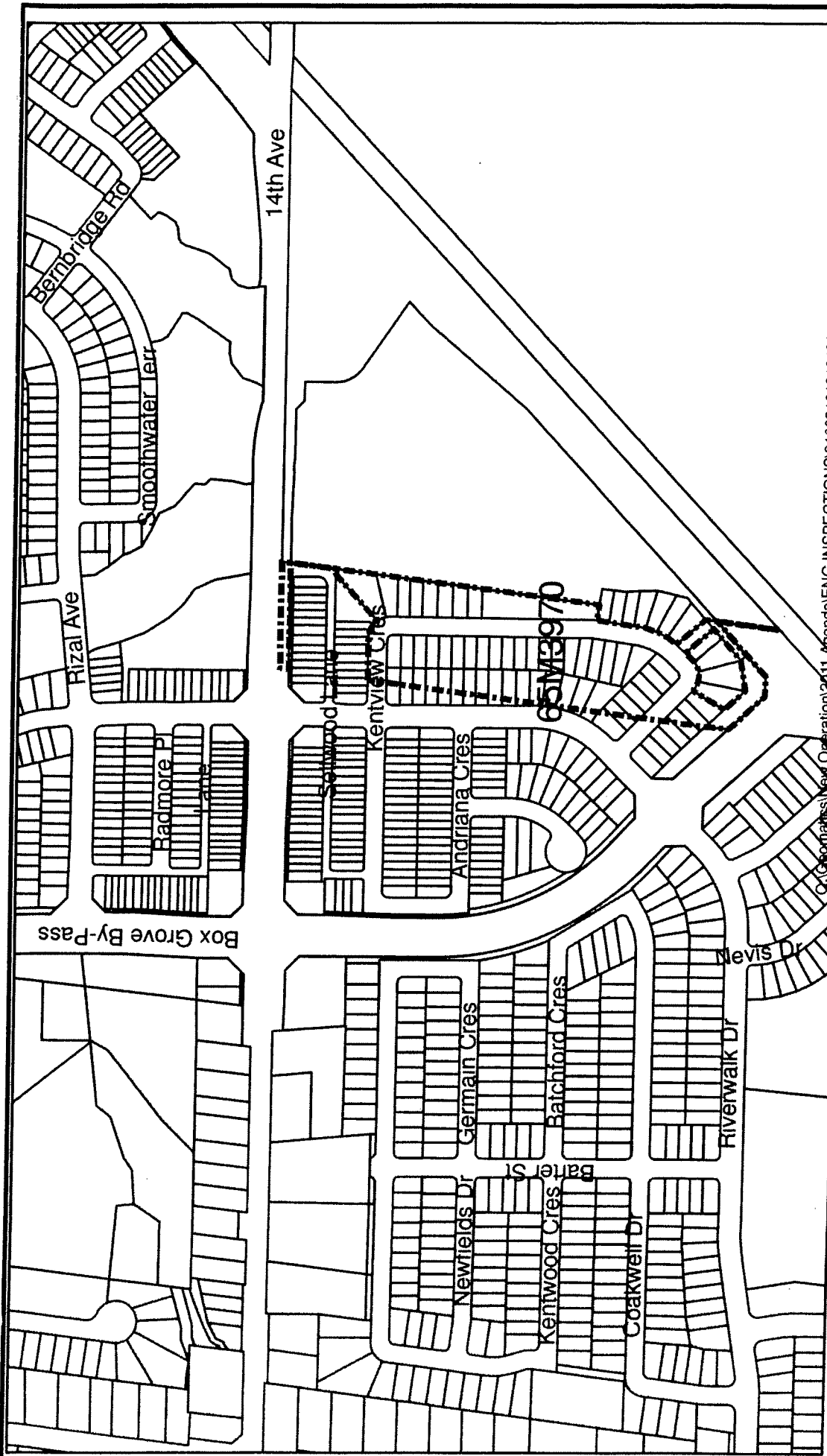


FIGURE 1 SUBDIVISION LOCATION MAP




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ATTACHMENT 'A'

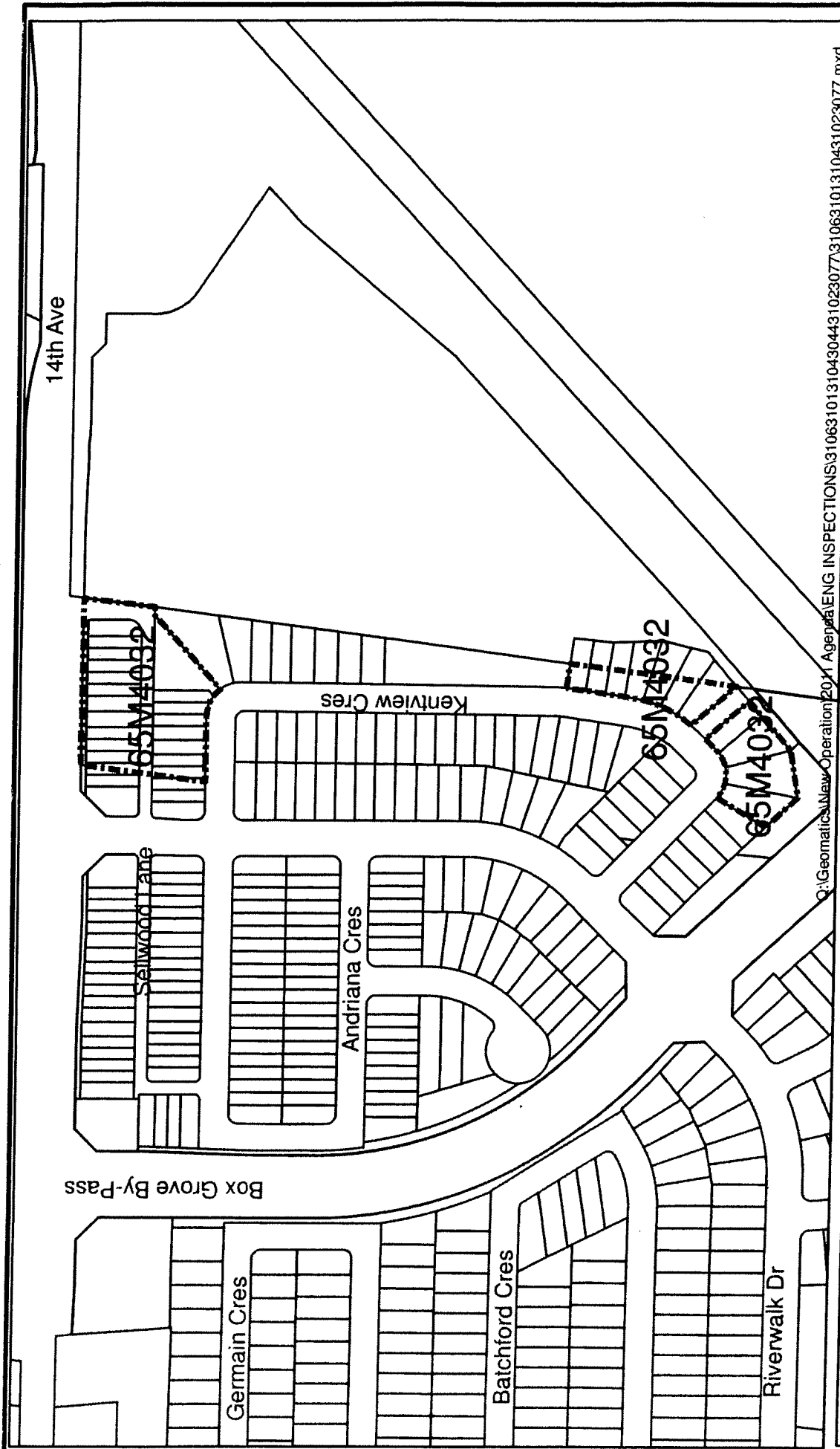
APPLICANT: OXNARD BOXGROVE LTD

65M-3970

FILE No. 3160

 SUBJECT LANDS





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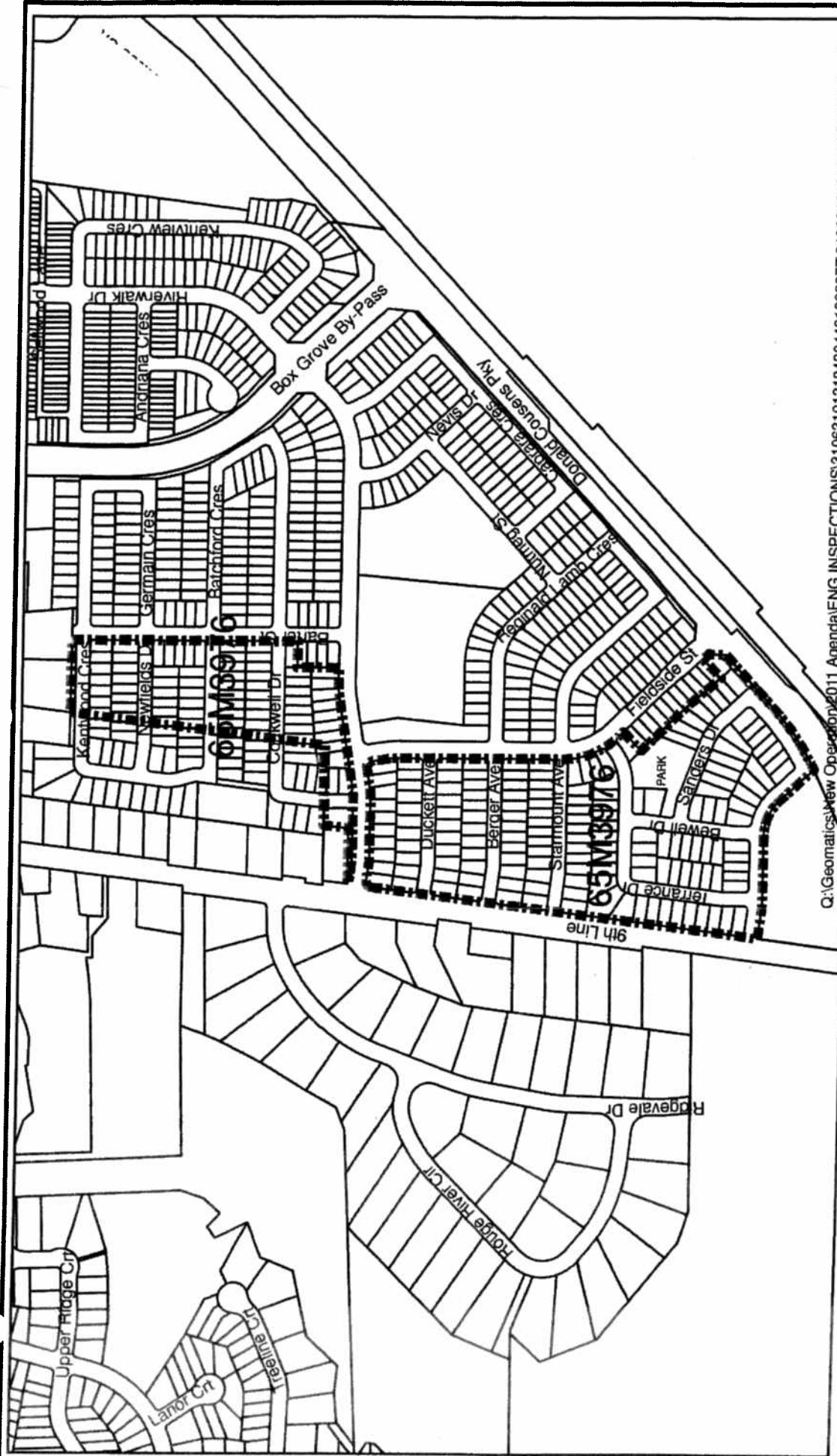
ATTACHMENT 'B'

APPLICANT: OXNARD BOXGROVE LTD (PHASE 2)

65M-4032

FILE No. 3106-2

 SUBJECT LANDS




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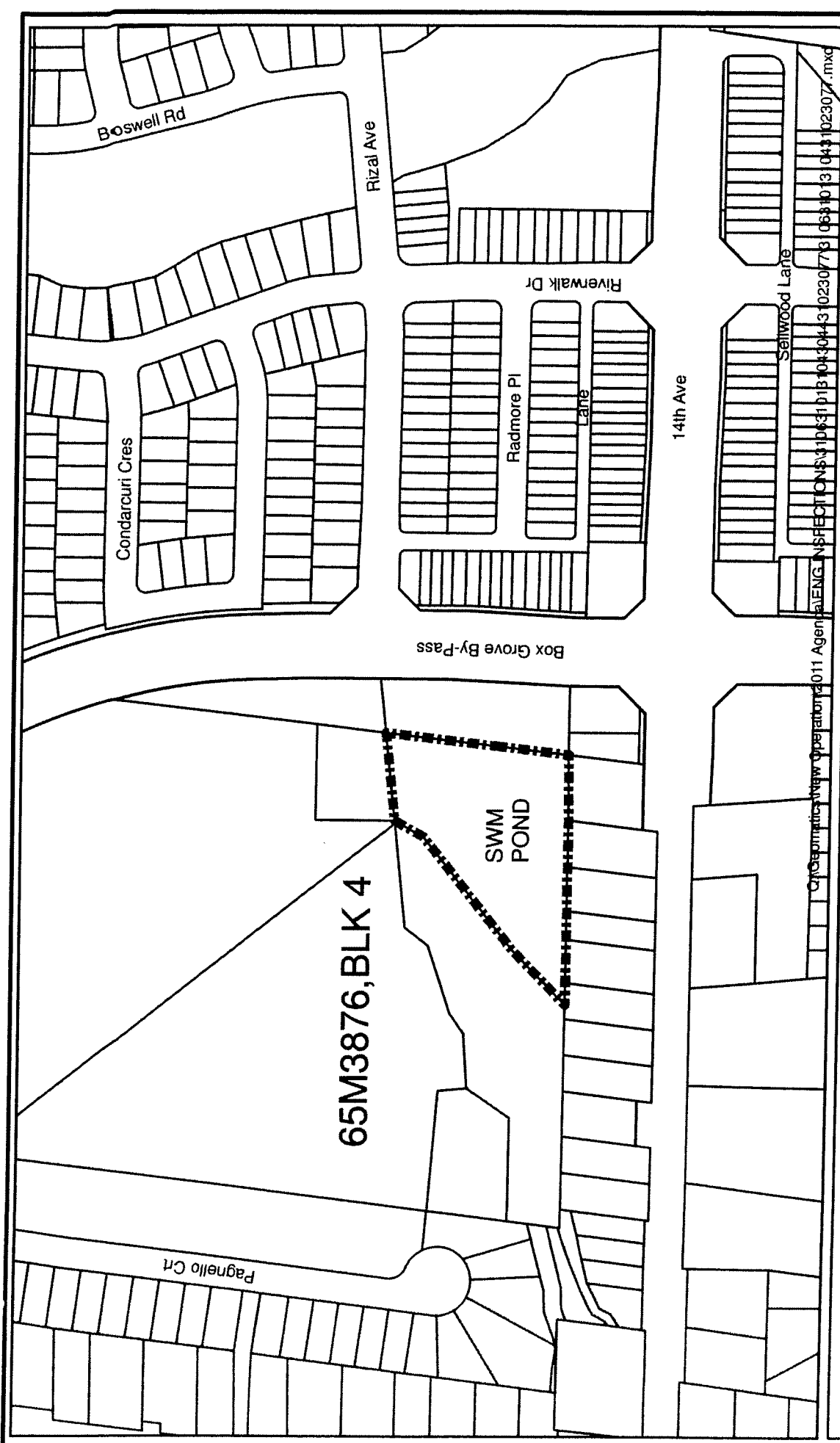
ATTACHMENT 'C'

APPLICANT: WINTER GARDEN ESTATES INC (PHASE 2)

65M-3976

FILE No. 3103-2


 SUBJECT LANDS

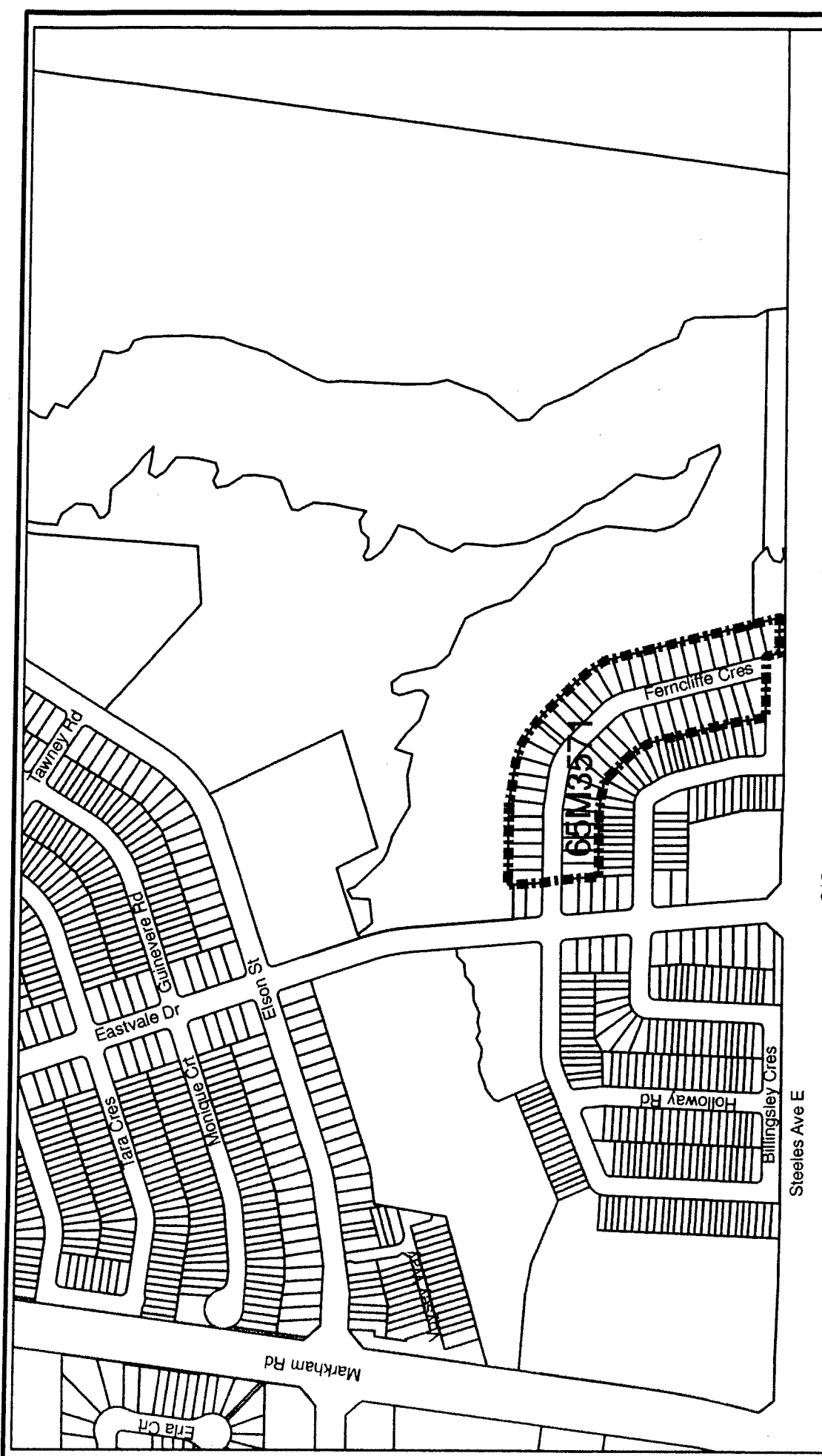


ATTACHMENT 'D'

APPLICANT: M. MIDGET INC
65M-3876 BLK 4

FILE No. 3104

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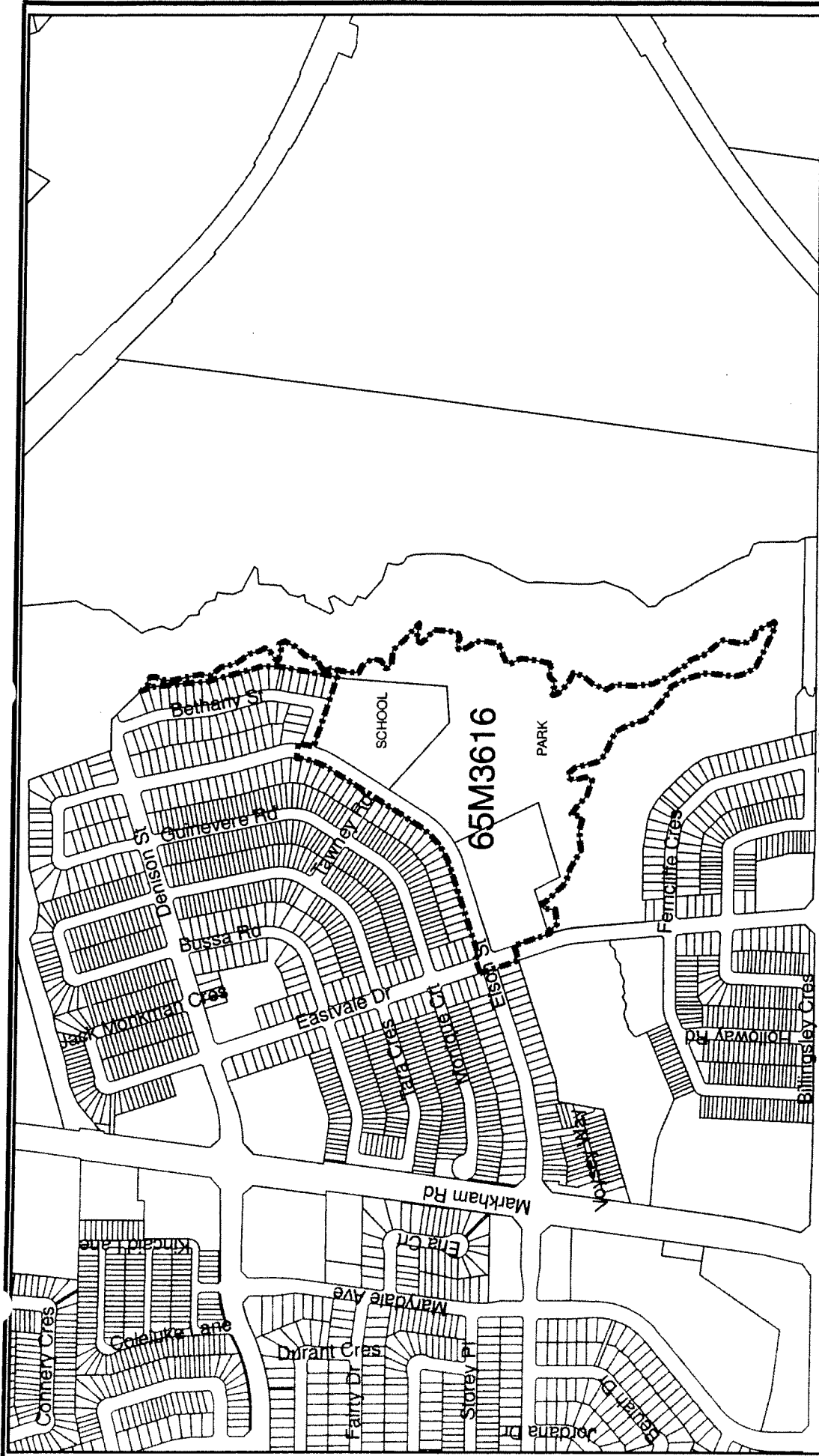
APPLICANT: FOREST BAY HOMES LTD (PHASE 2)

65M-3571

FILE No. 3044-2

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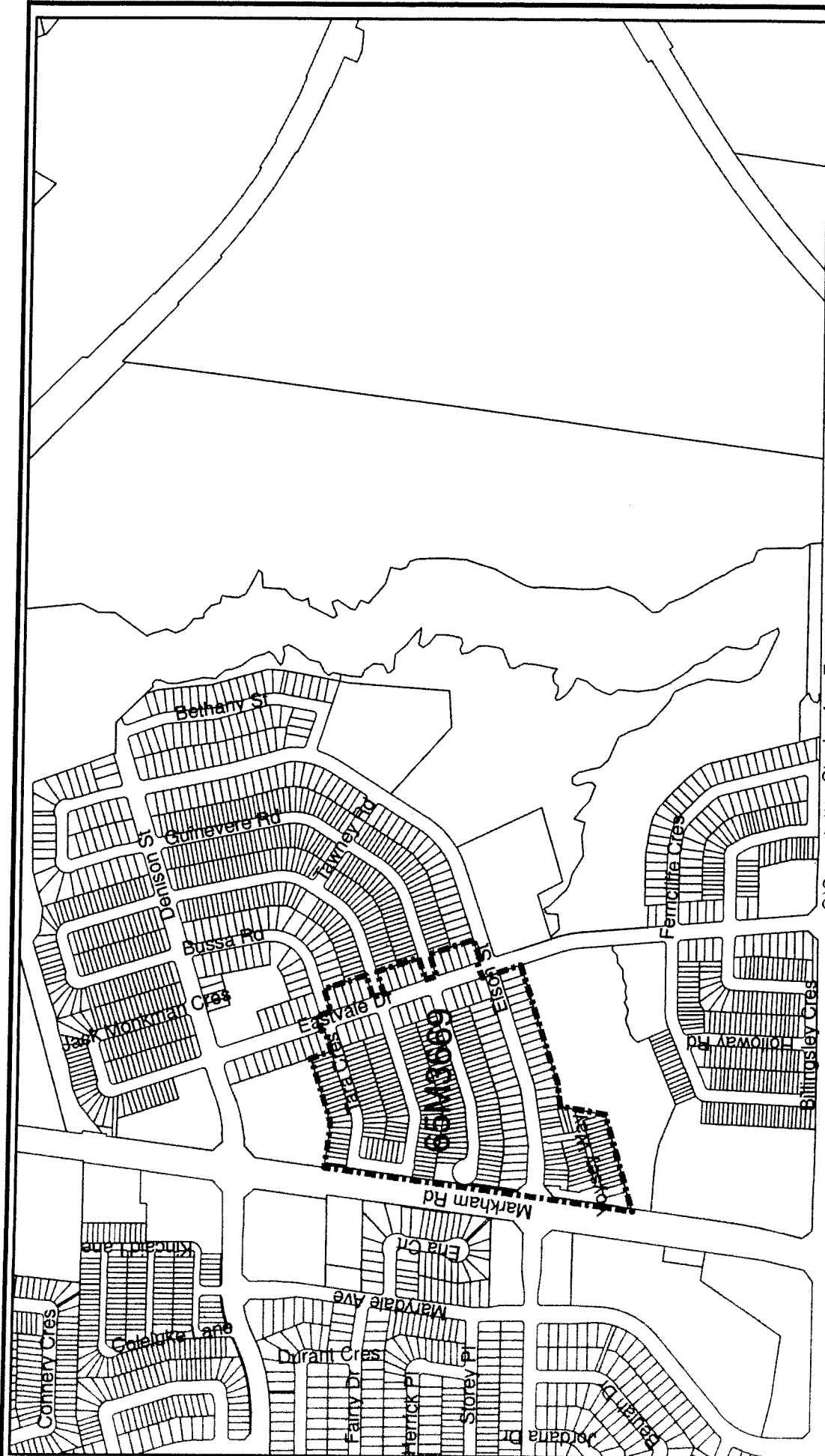
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APPLICANT: FOREST BAY HOMES (PHASE 3)

65M-3616

FILE No. 3044-3

 SUBJECT LANDS



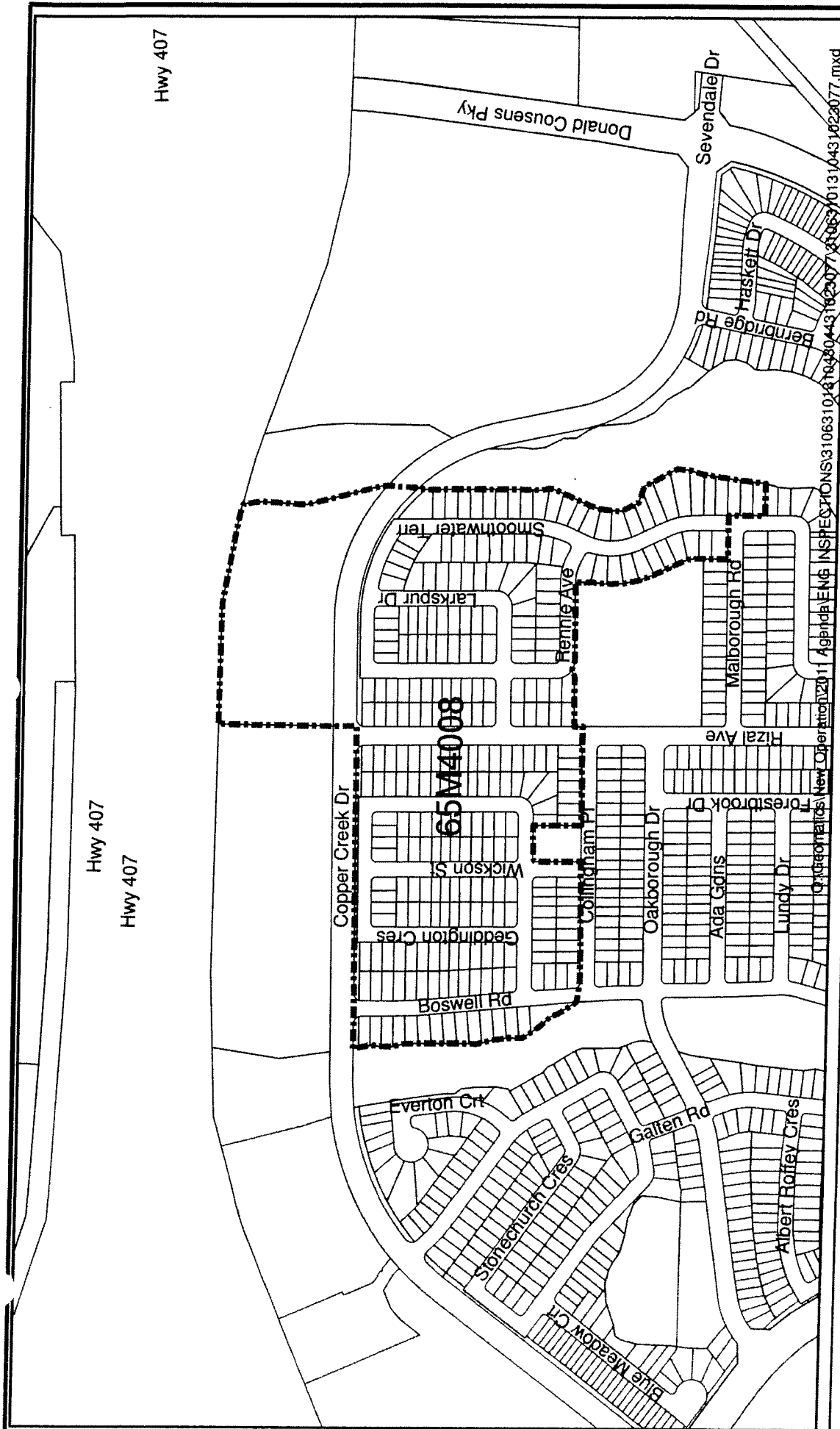
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ATTACHMENT 'G'

APPLICANT: FOREST BAY HOMES (PHASE 4)
65M-3669

FILE No. 3044-4

 SUBJECT LANDS



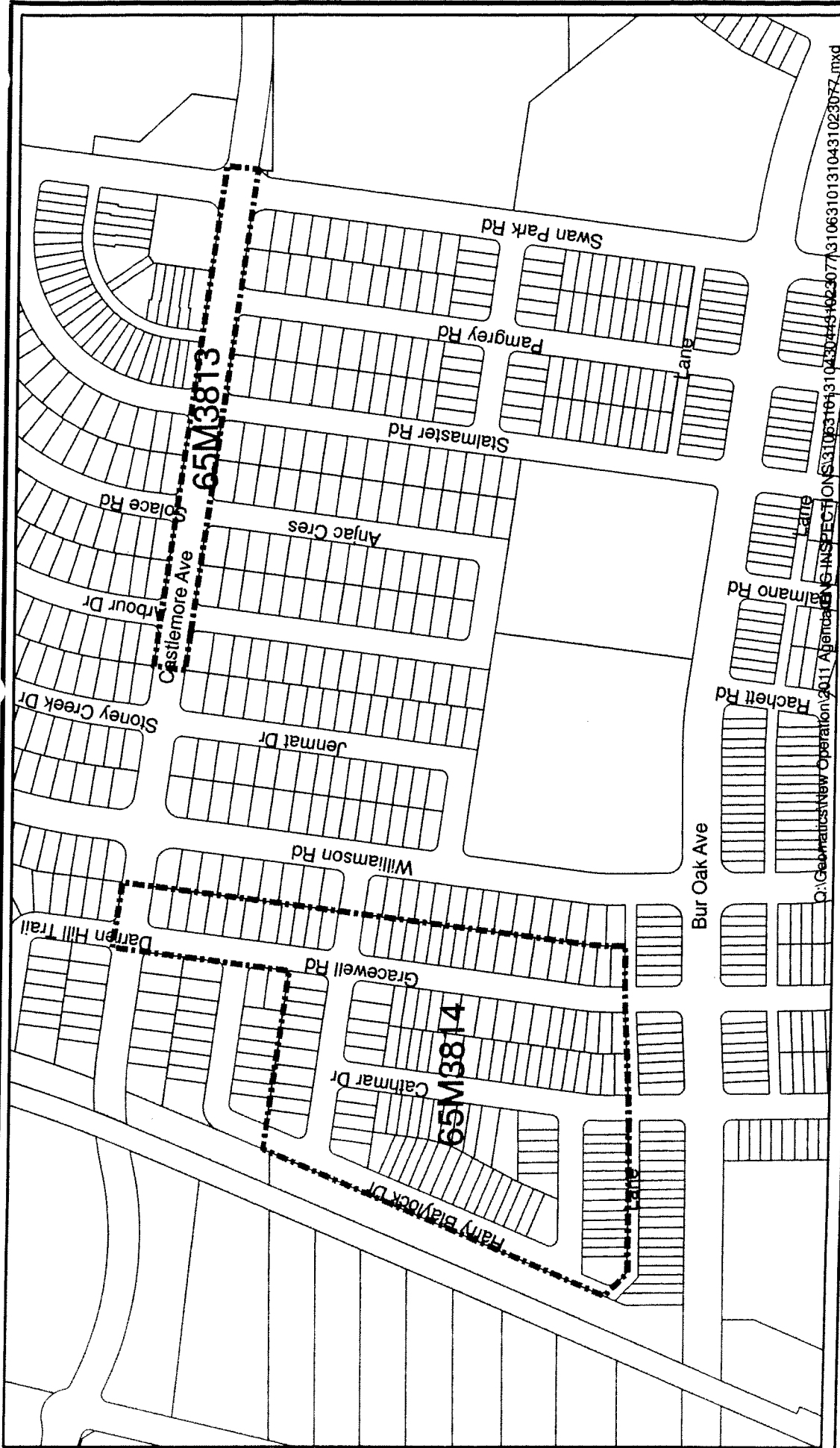
ATTACHMENT 'H'

APPLICANT: BOX GROVE HILL DEVELOPMENTS INC AND
BOX GROVE NORTH INC (PHASE 2A)

65M-4008
3102-2A

 SUBJECT LANDS

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ATTACHMENT 'I'

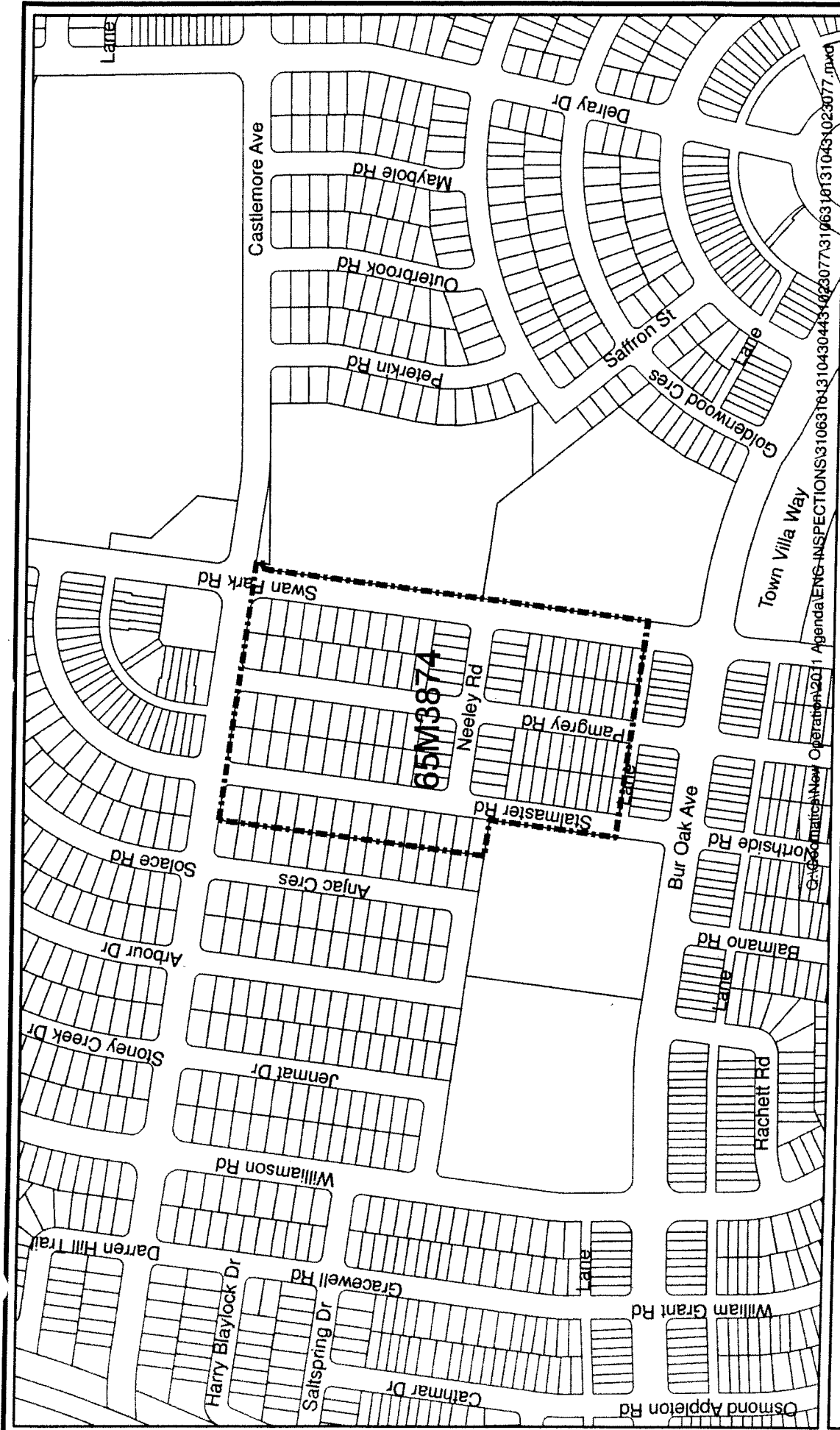
APPLICANT: PAM GREY HOLDINGS INC (PHASE 3)

65M-3813 AND 65M-3814

FILE No. 3077-3

 SUBJECT LANDS

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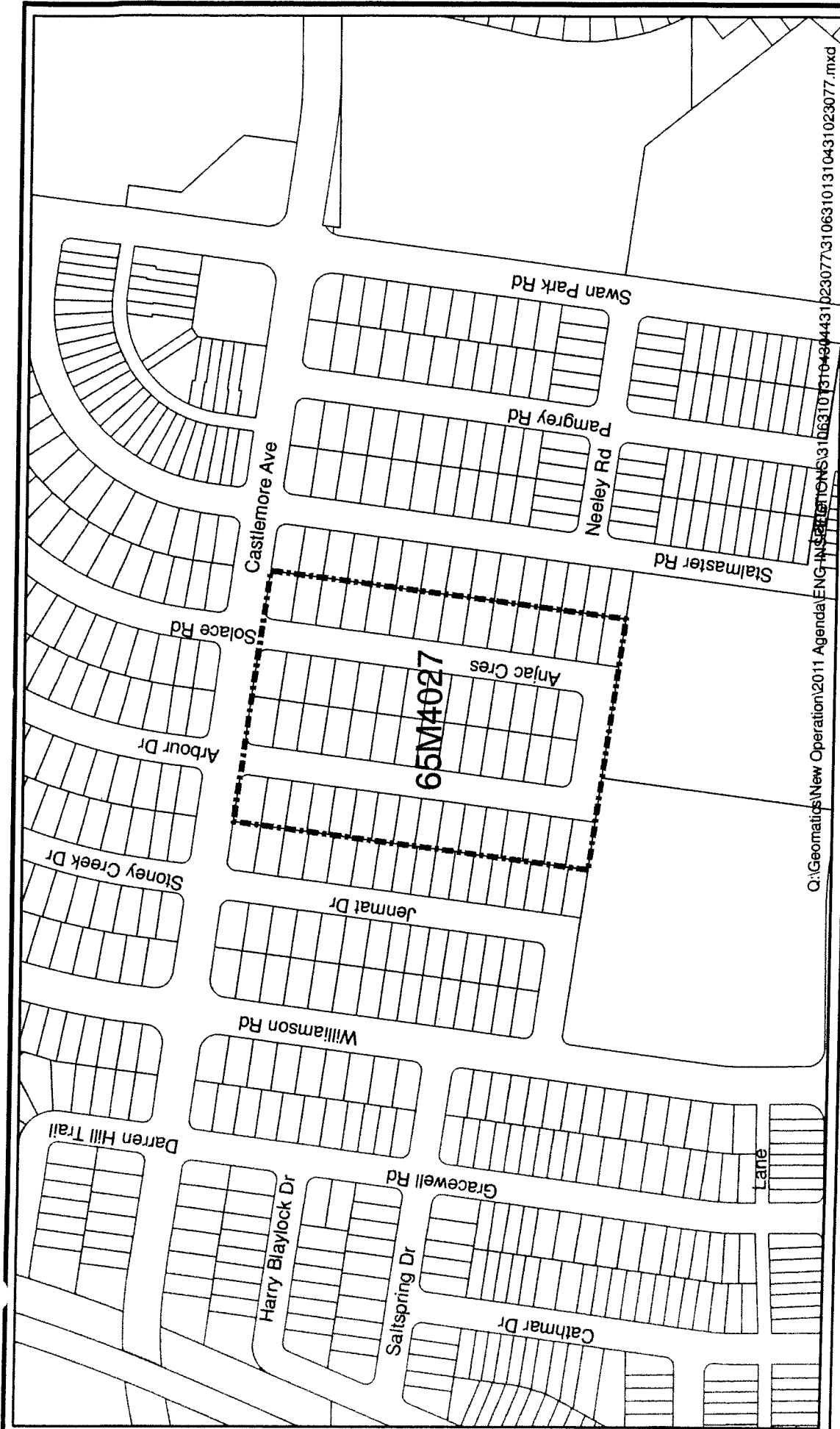
ATTACHMENT 'J'

APPLICANT: PAM GREY HOLDINGS INC (PHASE 4A)

65M-3874

FILE No. 3077-4A

 SUBJECT LANDS




ATTACHMENT 'K'

APPLICANT: PAM GREY HOLDINGS INC (PHASE 4B)

65M-4027

FILE No. 3077-4B

 SUBJECT LANDS



ATTACHMENT 'L'

APPLICANT: PAM GREY HOLDINGS INC (PHASE 5)

65M-4003

FILE No. 3077-5

 SUBJECT LANDS

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