



Report to: Development Services Committee

Date Report: February 21, 2012

SUBJECT: Acceptance for Maintenance of Plans of Subdivision
Registered Plan Numbers 65M-3988, 65M-4093, 65M-3767,
65M-3884, 65M-4033, 65M-3995, 65M-4055, 65M-3184, 65R-
19049 Parts 2, 4 and 5, 65M-4063, 65M-4001 and
65M-4002

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-3988, 65M-4093, 65M-3767, 65M-3884, 65M-4033, 65M-3995, 65M-4055, 65M-3184, 65R-19049 Parts 2, 4 and 5, 65M-4063, 65M-4001 and 65M-4002 be received; and,
- 2) That the municipal services in Subdivision Registered Plan numbers 65M-3988, 65M-4093, 65M-3767, 65M-3884, 65M-4033, 65M-3995, 65M-4055, 65M-3184, 65R-19049 Parts 2, 4 and 5, 65M-4063, 65M-4001 and 65M-4002 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 November 1, 2011; 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 10.19 kilometers of roads, 6.41 kilometers of lanes, 17.6 kilometers of sidewalk, 11.94 kilometers of sanitary sewers, 12.89 kilometers of storm sewer, 14.25 kilometers of water main, 1501 street trees, 511 street lights and

5.28 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 November 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.

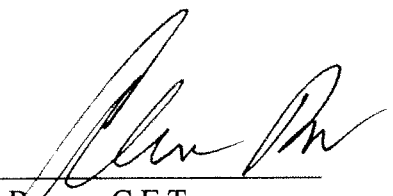
ALIGNMENT WITH STRATEGIC PRIORITIES:

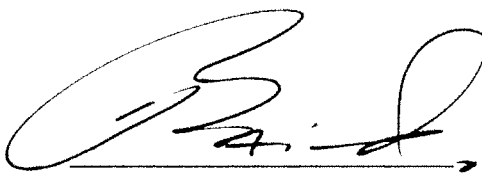
The plans of subdivision, municipal services and infrastructure meet the "Building Markham's Future Together" six areas of strategic focus and have been designed and constructed in accordance with Town policies, design criteria and standards including all environmental approvals and permits.

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:

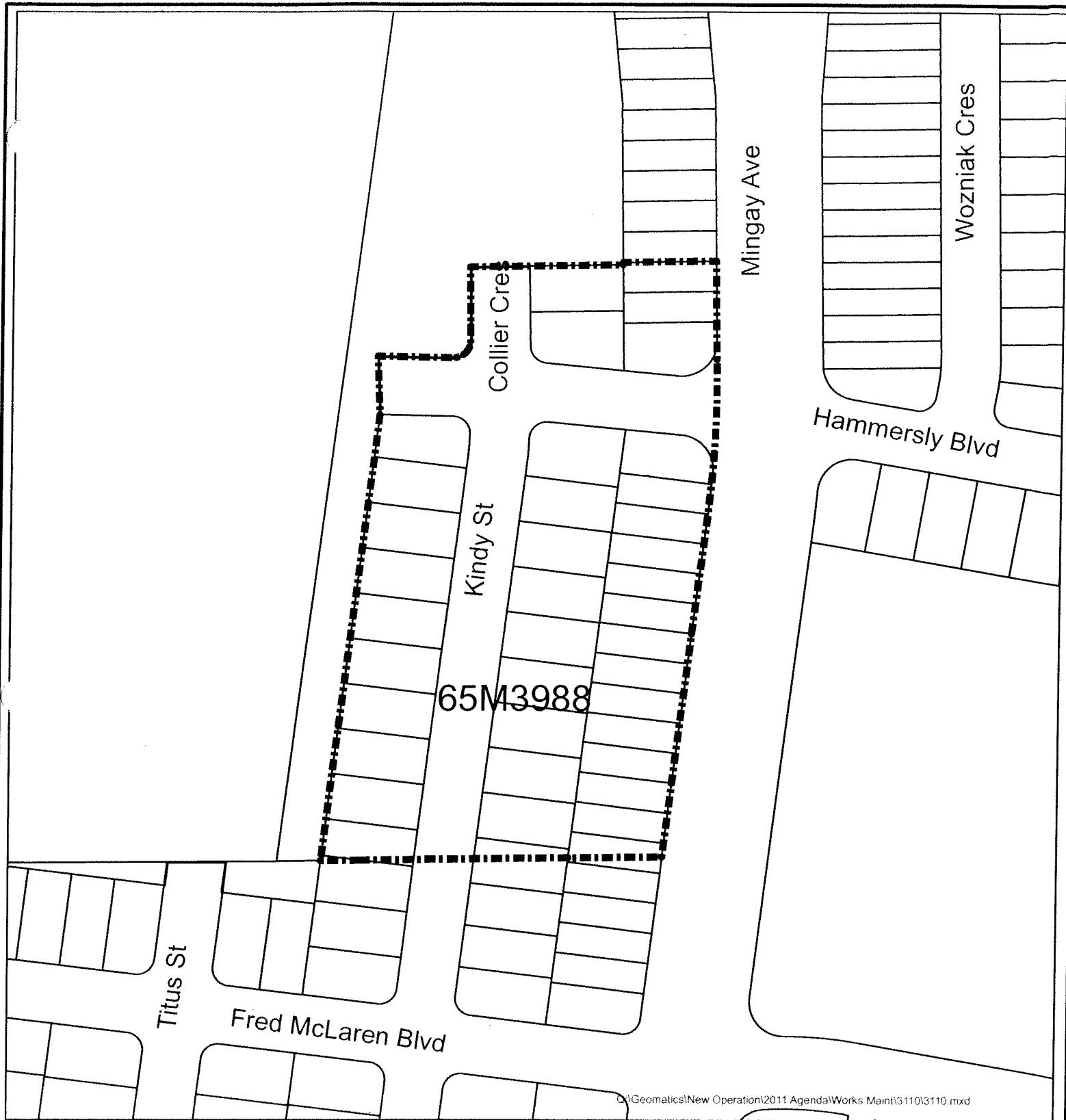


Alan Brown, C.E.T.
Director of Engineering

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

ATTACHMENTS:**Figure 1: Subdivision Location Map**

Attachment 'A': Pineshore Developments (Wismer) Limited	Plan 65M-3988
Attachment 'B': Cornell Rouge Development Corp (Area 5, Phase 3)	Plan 65M-4093
Attachment 'C': Wykland Estates Inc (Area 2/3, Phase 1)	Plan 65M-3767
Attachment 'D': Mattamy (Country Glen) Limited (Area 2/3, Phase 2)	Plan 65M-3884
Attachment 'E': Clera Holdings Limited and 1696913 Ontario Inc. (Tuccriarone Phase 1)	Plan 65M-4033
Attachment 'F': Cathedral Town Ltd and 404 Developments Inc (FRAM Phase 2, Stage 1)	Plan 65M-3995
Attachment 'G': Cathedral Town Ltd and 404 Developments Inc (FRAM Phase 2, Stage 2)	Plan 65M-4055
Attachment 'H': Woodbine Cachet South Inc (Cachet Woods Court)	Plan 65M-3184 65R-19049 Parts 2, 4 & 5
Attachment 'I': 1473092 Ontario Limited (Cornell Area 6, Phase 2)	Plan 65M-4063
Attachment 'J': Wismer Markland Developments Inc (Phase 2B and 2C)	Plan 65M-4001 and 65M-4002



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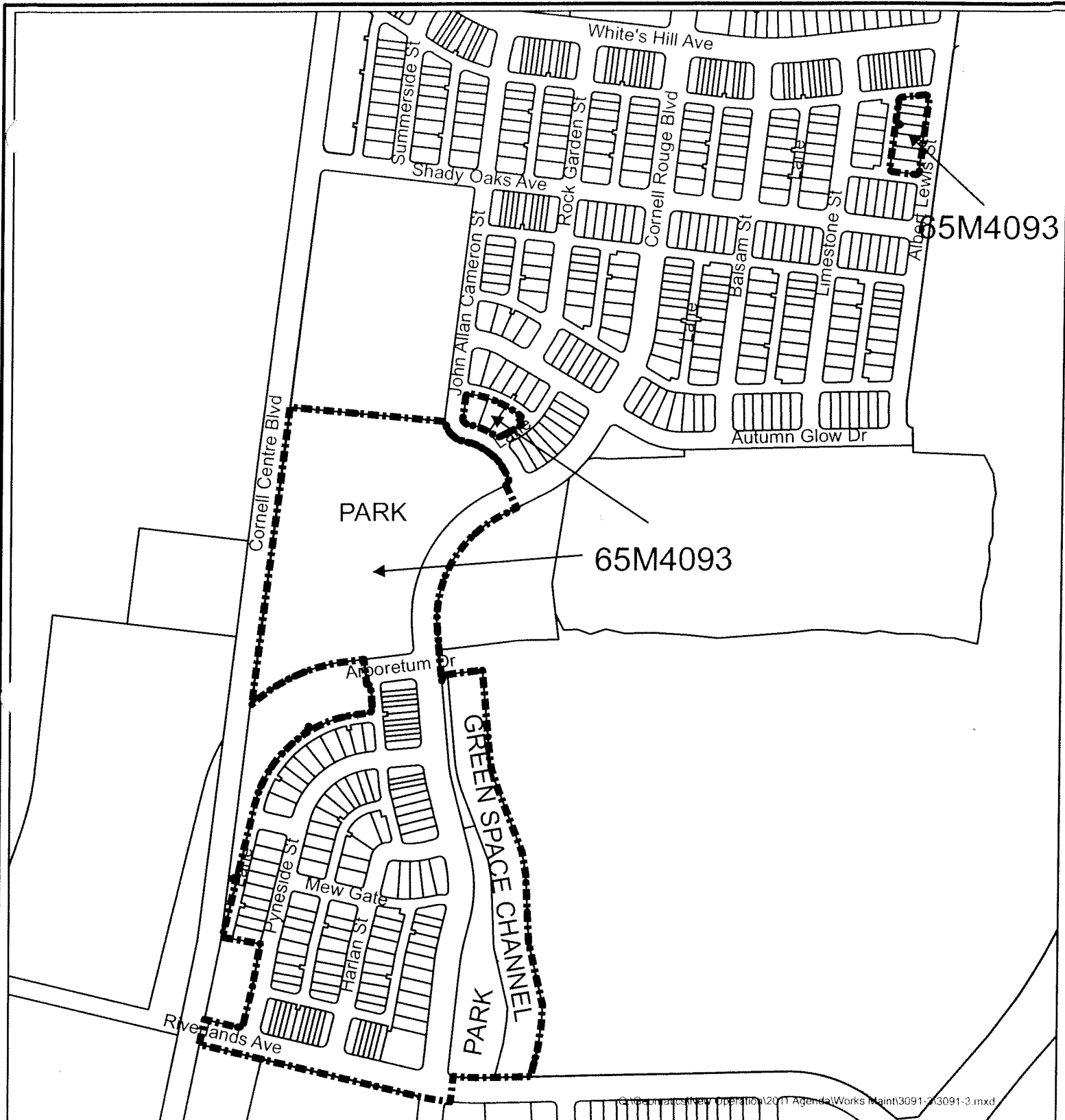
ATTACHMENT 'A'

APPLICANT: PINESHORE DEVELOPMENTS (WISMER) LIMITED

FILE No. 3110

 SUBJECT LANDS



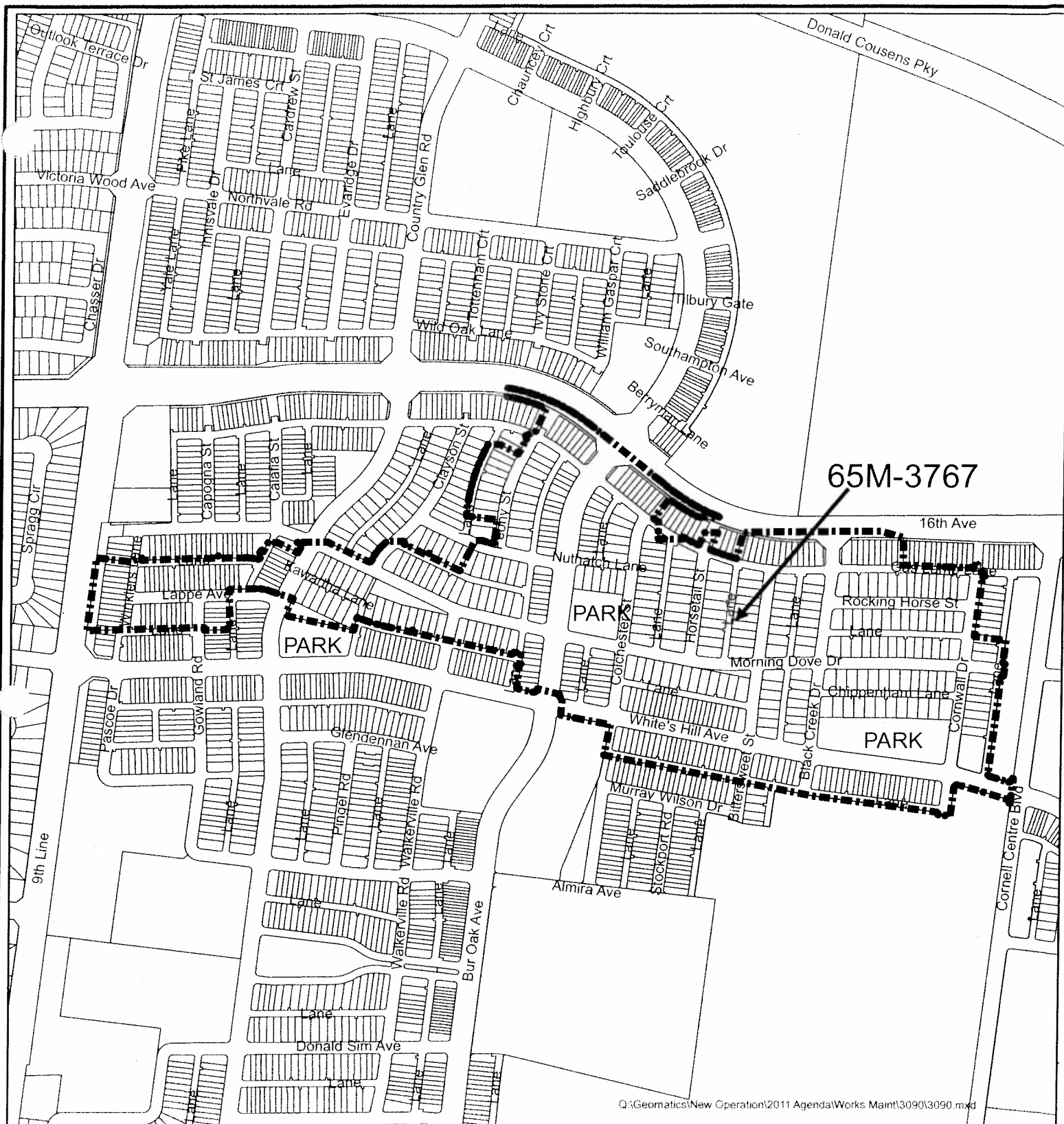


ATTACHMENT 'B'

APPLICANT: CORNELL ROUGE DEVELOPMENT CORP
(AREA 5, PHASE 3)

FILE No. 3091-3

 SUBJECT LANDS

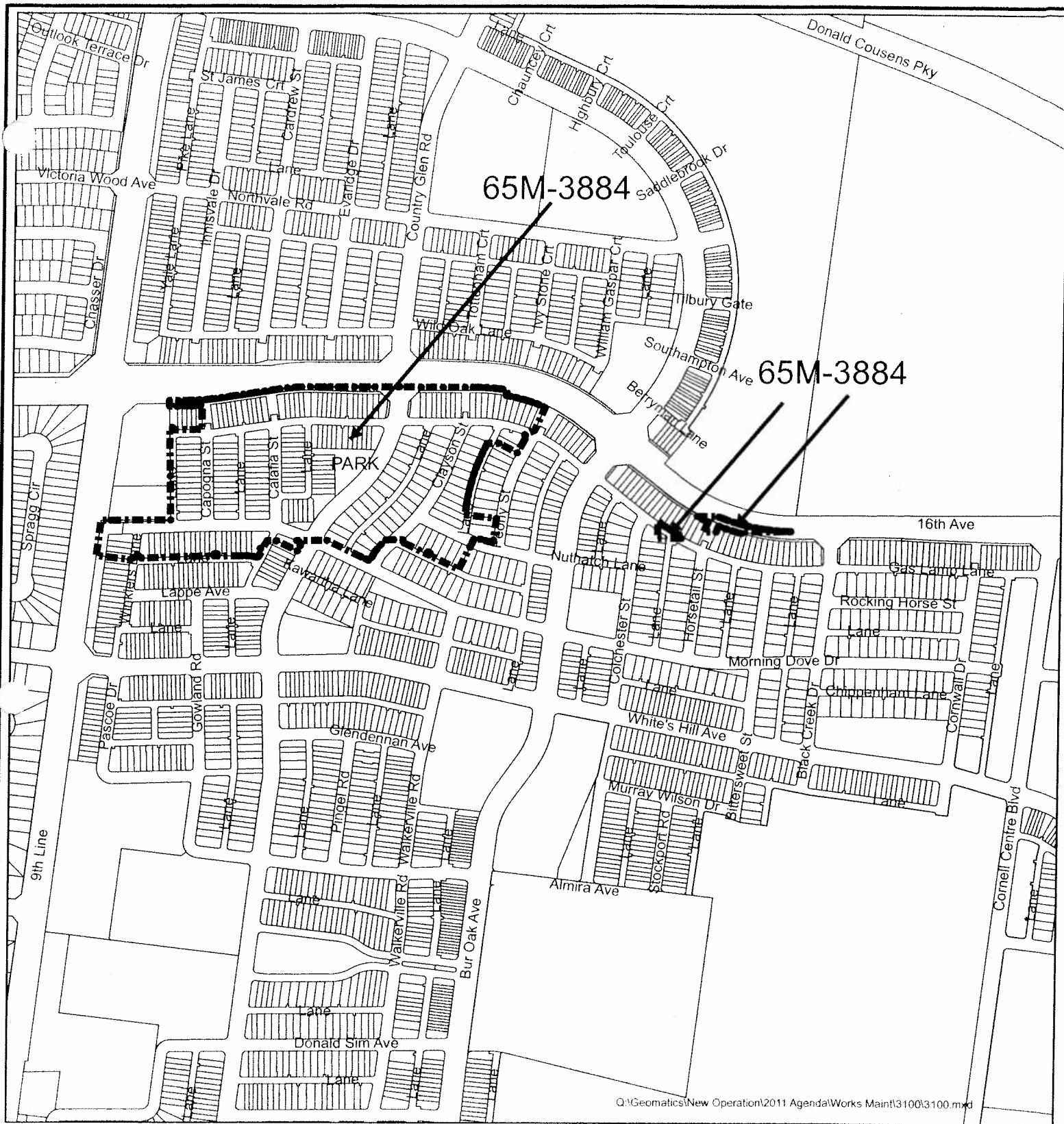


ATTACHMENT 'C'

APPLICANT: WYKLAND ESTATES INC.
(AREA 2/3, PHASE 1)

FILE No. 3090


 SUBJECT LANDS



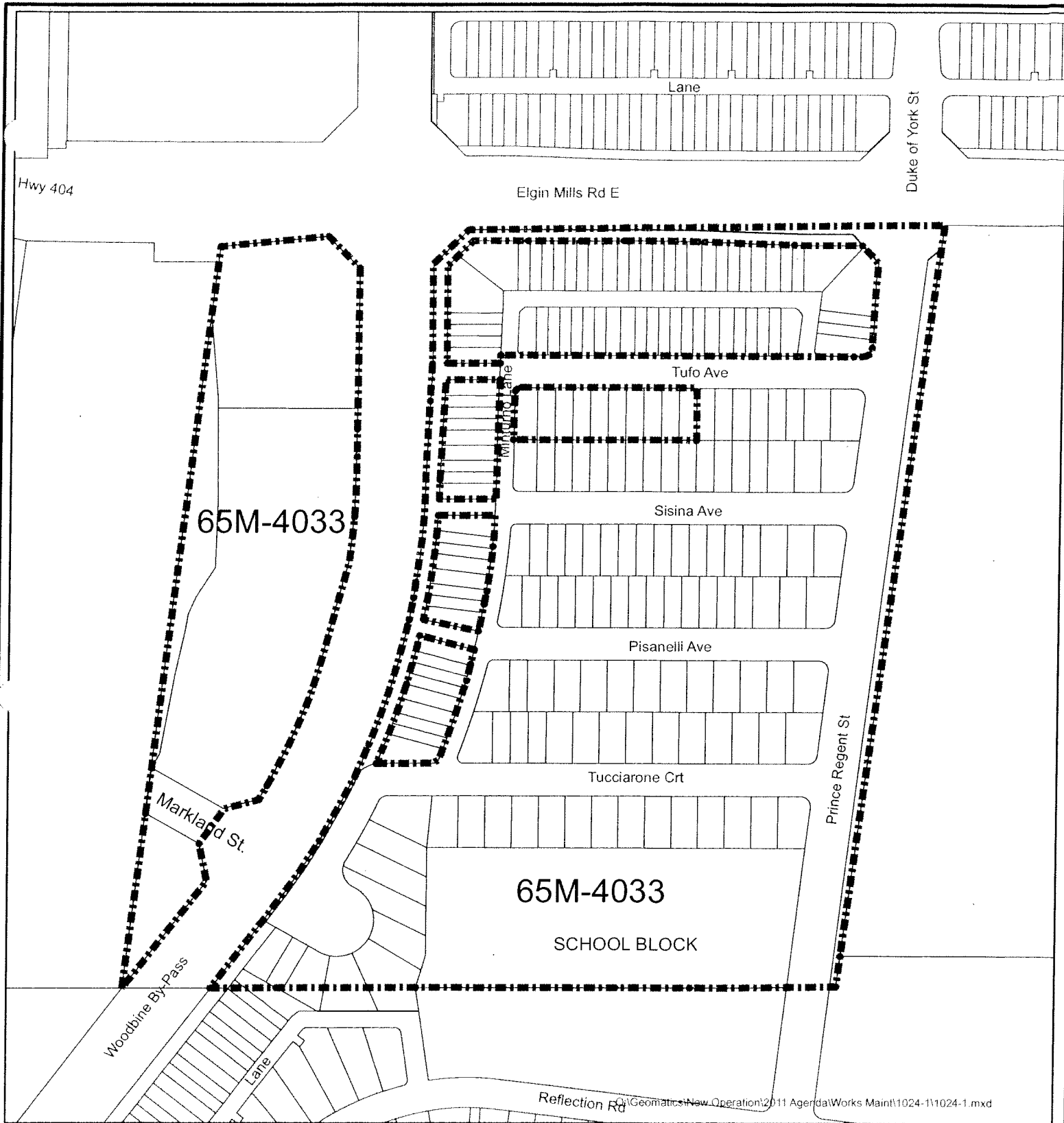
ATTACHMENT 'D'

APPLICANT: MATTAMY (COUNTRY GLEN) LIMITED
(AREA 2/3, PHASE 2)

FILE No. 3100

 SUBJECT LANDS





ATTACHMENT 'E'

APPLICANT: CLERA HOLDINGS LIMITED
AND 1696913 ONTARIO INC.
(TUCCIARONE PHASE 1)

FILE No. 1024-1

SCALE 1:1000

SUBJECT LANDS

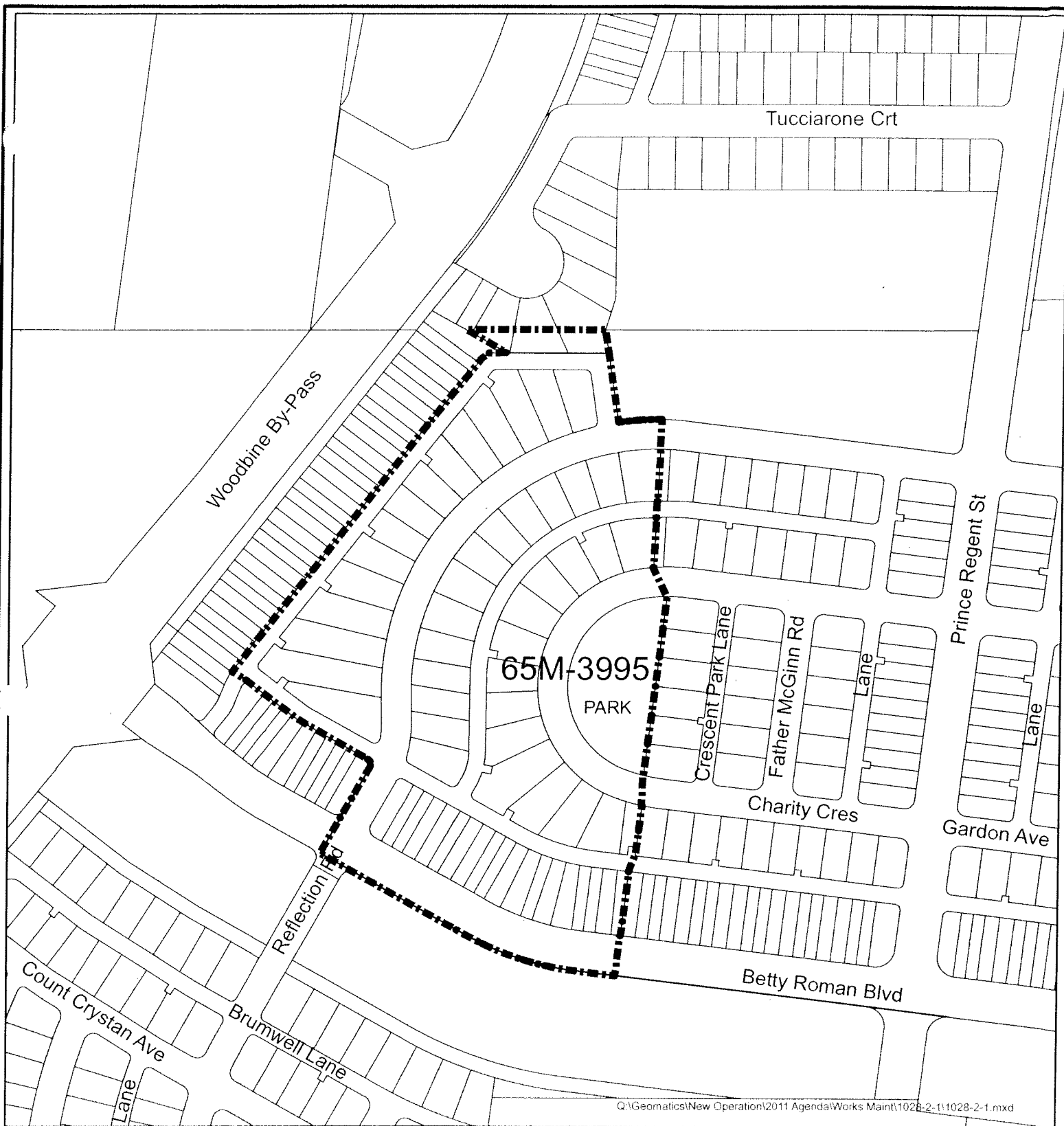


DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KY

DATE: 12/12/11

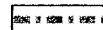


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ATTACHMENT 'F'

APPLICANT: CATHEDRAL TOWN LTD AND
404 DEVELOPMENTS INC
(FRAM, PHASE 2, STAGE 1)

FILE No. 1028-2-1



SUBJECT LANDS

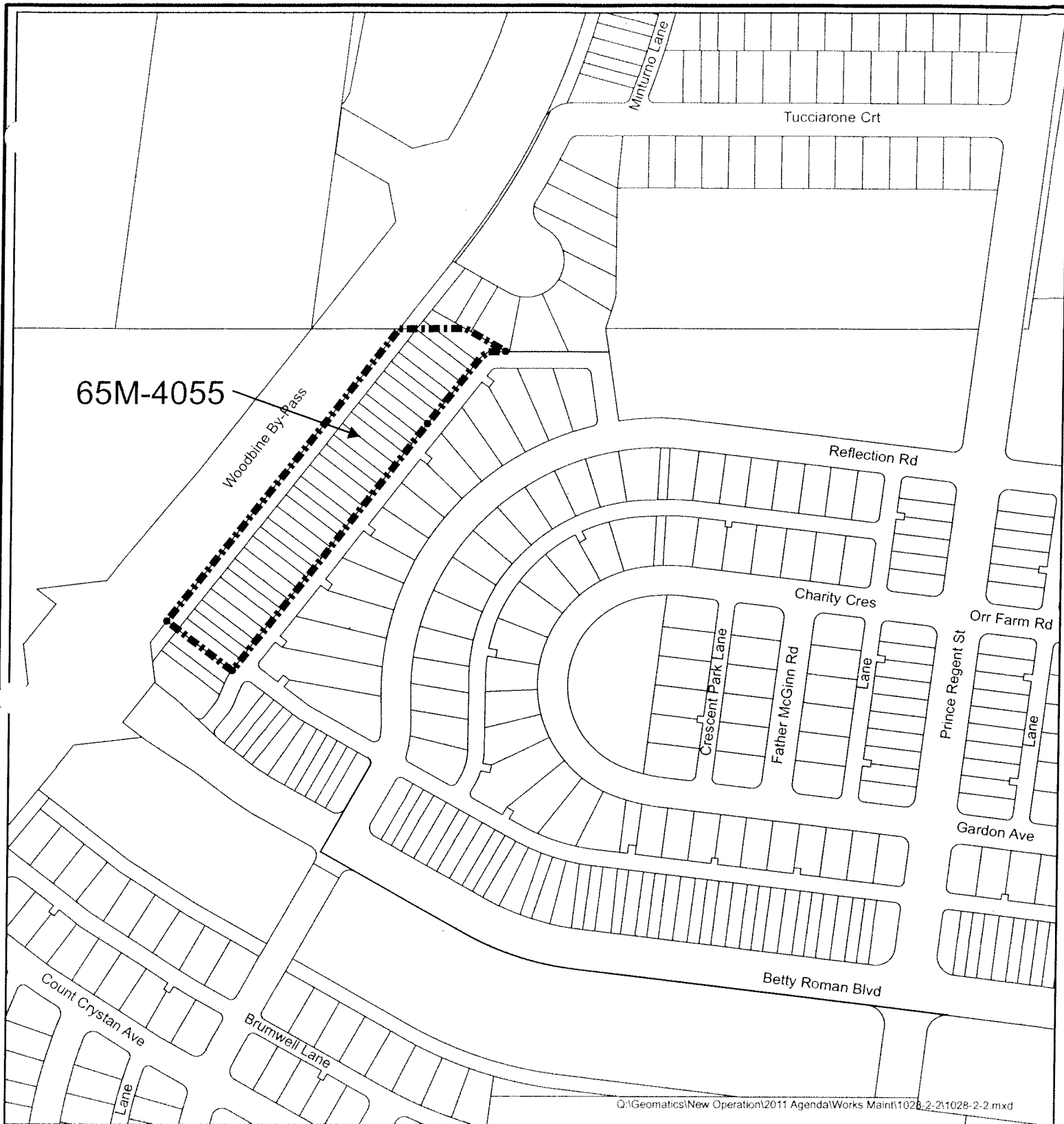


DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KY

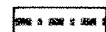
DATE: 12/12/11



ATTACHMENT 'G'

APPLICANT: CATHEDRAL TOWN LTD AND
404 DEVELOPMENTS INC
(FRAM, PHASE 2, STAGE 2)

FILE No. 1028-2-2



SUBJECT LANDS

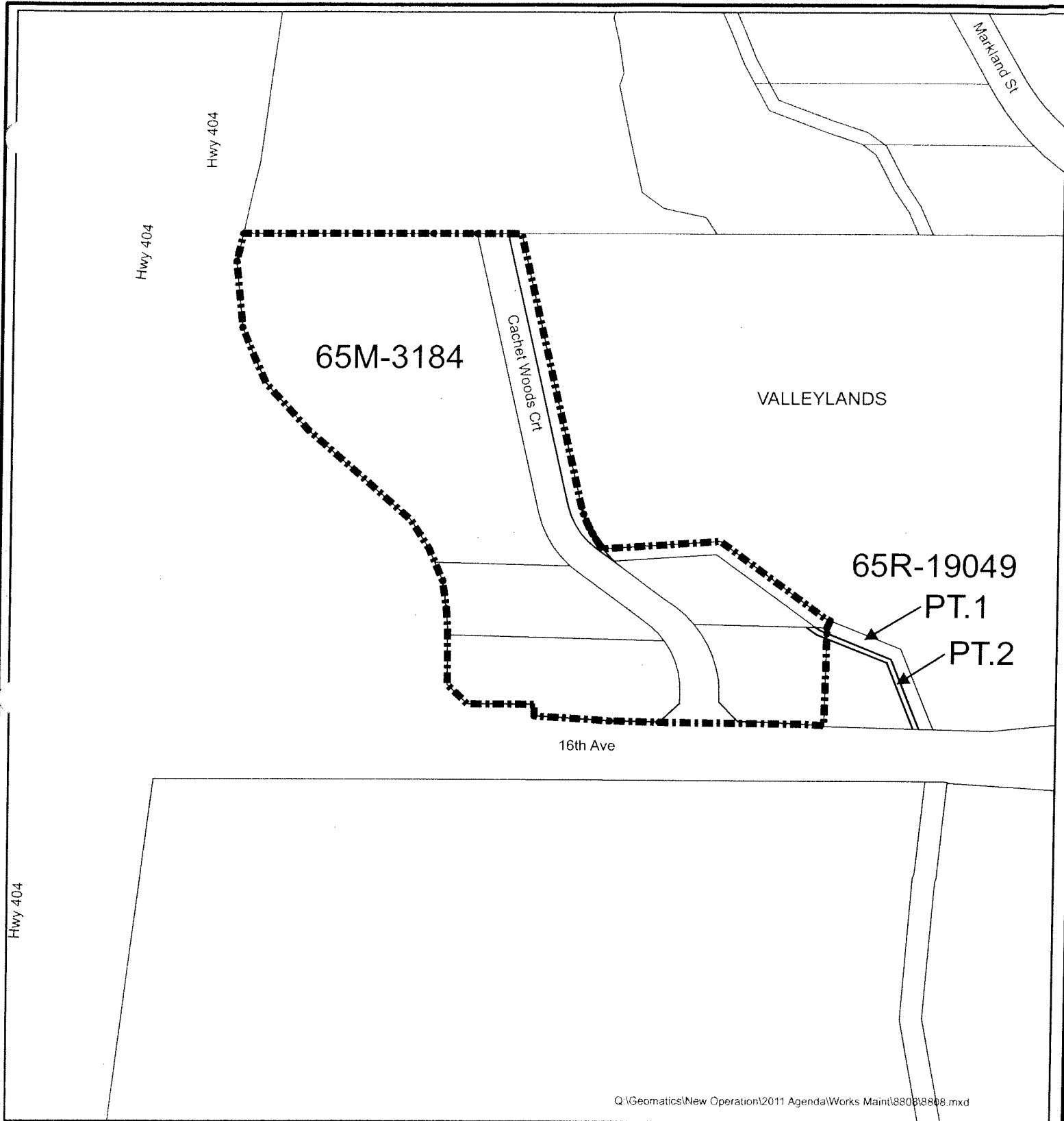


DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KY

DATE: 12/12/11



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ATTACHMENT 'H'

APPLICANT: WOODBINE CACHET SOUTH INC.
(CACHET WOODS COURT)

FILE No. 8808


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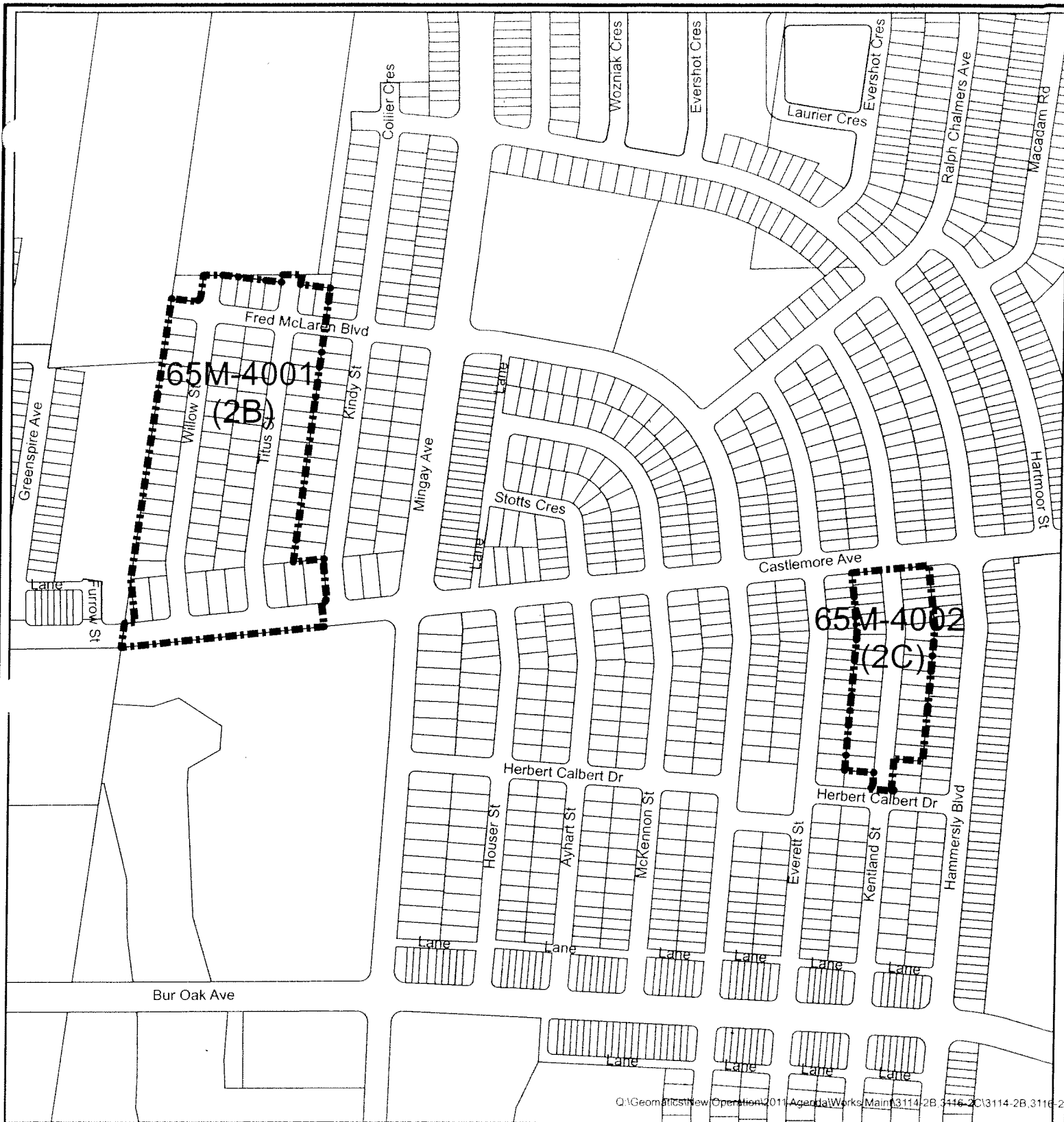


ATTACHMENT 'I'

APPLICANT: 1473092 ONTARIO LIMITED
(CORNELL AREA 6, PHASE 2)

FILE No. 3088-2

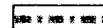
 SUBJECT LANDS



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ATTACHMENT 'J'

APPLICANT: WISMER MARKHAM DEVELOPMENTS INC
(PHASE 2B and 2C)



SUBJECT LANDS

FILE No. 3114-2B,3116-2C



DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KY

DATE: 12/12/11