



Report to: Development Services Committee

Date Report: October 23, 2012

SUBJECT: Acceptance for Maintenance of Plans of Subdivision
Registered Plan Numbers 65R-30174 Parts 3 to 8, 65M-4065, 65M-3755, 65M-3756, 65M-3680, 65R-25070 Parts 1to14, 65M-3687, 65R-25717 Parts 1 & 2, 65R-20419 Part 2, 65R-30859 Part 2, 65R-30701 Part 3, 65R-30858 Part 7, 9 & 10, 65M-3840, 65R-27775 Part 6, 65R-27811 Part 1, 65M-4013, 65M-4216, 65R-19766 Part 2, 65R-30752 Parts 2, 4, 5, 7, & 14, 65M-4096, 65M-4054, 65M-4050, 65M-4026, 65M-3530, 65M-3740, 65M-3741, 65M-3928, 65M-4012, 65M-4074, 65M-3977 and 65M-3978

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 65R-30174 Parts 3 to 8, 65M-4065, 65M-3755, 65M-3756, 65M-3680, 65R-25070 Parts 1to14, 65M-3687, 65R-25717 Parts 1 & 2, 65R-20419 Part 2, 65R-30859 Part 2, 65R-30701 Part 3, 65R-30858 Part 7, 9 & 10, 65M-3840, 65R-27775 Part 6, 65R-27811 Part 1, 65M-4013, 65M-4216, 65R-19766 Part 2, 65R-30752 Parts 2, 4, 5, 7, & 14, 65M-4096, 65M-4054, 65M-4050, 65M-4026, 65M-3530, 65M-3740, 65M-3741, 65M-3928, 65M-4012, 65M-4074, 65M-3977 and 65M-3978 be received; and,
- 2) That the municipal services in Subdivision Registered Plan numbers 65R-30174 Parts 3 to 8, 65M-4065, 65M-3755, 65M-3756, 65M-3680, 65R-25070 Parts 1to14, 65M-3687, 65R-25717 Parts 1 & 2, 65R-20419 Part 2, 65R-30859 Part 2, 65R-30701 Part 3, 65R-30858 Part 7, 9 & 10, 65M-3840, 65R-27775 Part 6, 65R-27811 Part 1, 65M-4013, 65M-4216, 65R-19766 Part 2, 65R-30752 Parts 2, 4, 5, 7, & 14, 65M-4096, 65M-4054, 65M-4050, 65M-4026, 65M-3530, 65M-3740, 65M-3741, 65M-3928, 65M-4012, 65M-4074, 65M-3977 and 65M-3978 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 August 1, 2012; 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 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, 21.31 kilometers of roads, 6.55 kilometers of lanes, 28.48 kilometers of sidewalk, 24.80 kilometers of sanitary sewers, 25.75 kilometers of storm sewer, 27.63 kilometers of water main, 3361 street trees, 918 street lights and 9.69 ha of parkland which will require maintenance by the Community Services Commission and be budgeted for in future budgets. The sewage pumping station located within the Villages of Fairtree Phase 1 subdivision will continue to be operated by the developer for two years following Assumption of the subdivision in accordance with the conditions of the subdivision agreement.

Acceptance for Maintenance date

The date for Acceptance for Maintenance has been established as of August 1, 2012 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.


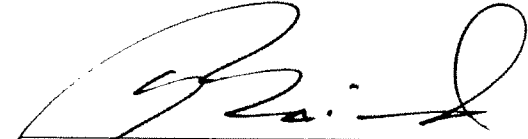
Public highway by-law to be passed

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

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': Old Kennedy Co-operative Development Corporation File SC 04 009105	Plan 65R-30174 Parts 3, 4, 5, 6, 7 and 8
Attachment 'B': Kylemore Post Road Limited Deacon (File 2168)	Plan 65M-4065
Attachment 'C': Warris Holdings Limited (File 2164-1)	Plan 65M-3755
Attachment 'D': Warris Holdings Limited (File 2157-1)	Plan 65M-3756
Attachment 'E': Abidien Inc. Phase 3A (File 2143-3A)	Plan 65M-3680 and 65R-25070 Parts 1 to 14
Attachment 'F': Abidien Inc. Phase 3B (File 2143-3B)	Plan 65M-3687, 65R-25717 Parts 1 & 2, 65R-20419 Part 2
Attachment 'G': 11160 Woodbine Avenue Limited, 11258 Woodbine Avenue Limited and Honda Canada Inc. (File 1034)	Plan 65R-30859 Part 2, Plan 65R-30701 Part 3 and Plan 65R-30858 Parts 7, 9 & 10
Attachment 'H': Lindvest Properties (Cornell) Limited Phase 1 (File 3070-1)	Plan 65M-3840, Plan 65R-27775 Part & Plan 65R-27811 Part 1

Attachment 'I': Lindvest Properties (Cornell) Limited Phase 2(File 3070-2)	Plan 65M-4013
Attachment 'J': Ninth Line Developments Limited Greensborough Phase 3 (File 3095-3A)	Plan 65M-4216
Attachment 'K': Berczy Village Management Limited (File 2146)	Plan 65R-19766 Part 2
Attachment 'L': Loblaw's Properties Limited And 404 MAC Developments Limited (File 1027)	Plan 65R-30752 Parts 2, 4, 5, 7 & 14
Attachment 'M': Wykland Estates Inc. Phase 3B (File 3090-3B)	Plan 65M-4096
Attachment 'N': Mattamy (Country Glen) Limited Phase 3A (File 3090-3A)	Plan 65M-4054
Attachment 'O': Monarch Corporation Cathedral Town Phase 1 (File 1029)	Plan 65M-4050
Attachment 'P': Monarch Corporation Heritage at Victoria Square Phase 1 (File 1025)	Plan 65M-4026
Attachment 'Q': Forest Bay Homes Limited Villages of Fairtree Phase 1 (File 3044-1)	Plan 65M-3530
Attachment 'R': Forest Bay Homes Limited Villages of Fairtree Phase 5 (File 3044-5)	Plan 65M-3740 & Plan 65M-3741
Attachment 'S': Forest Bay Homes Limited Villages of Fairtree Phase 6 (File 3044-6)	Plan 65M-3928
Attachment 'T': Brawley Manor Corporation Phase 4 (File 3075-5)	Plan 65M-4012

Attachment 'U': Brawley Manor Corporation
Phase 6
(File 3075-6)

Plan 65M-4074

Attachment 'V': Brawley Manor Corporation
Phase 3A
(File 3075-4)

Plan 65M-3977 &
Plan 65M-3978

Q:\DEVELOPMENT\ENGINEERING\REPORTS\2012\OCTOBER 23, 2012\ACCEPTANCE FOR MAINTENANCE OF
PLANS OF SUBDIVISION REPORT TO.DOC

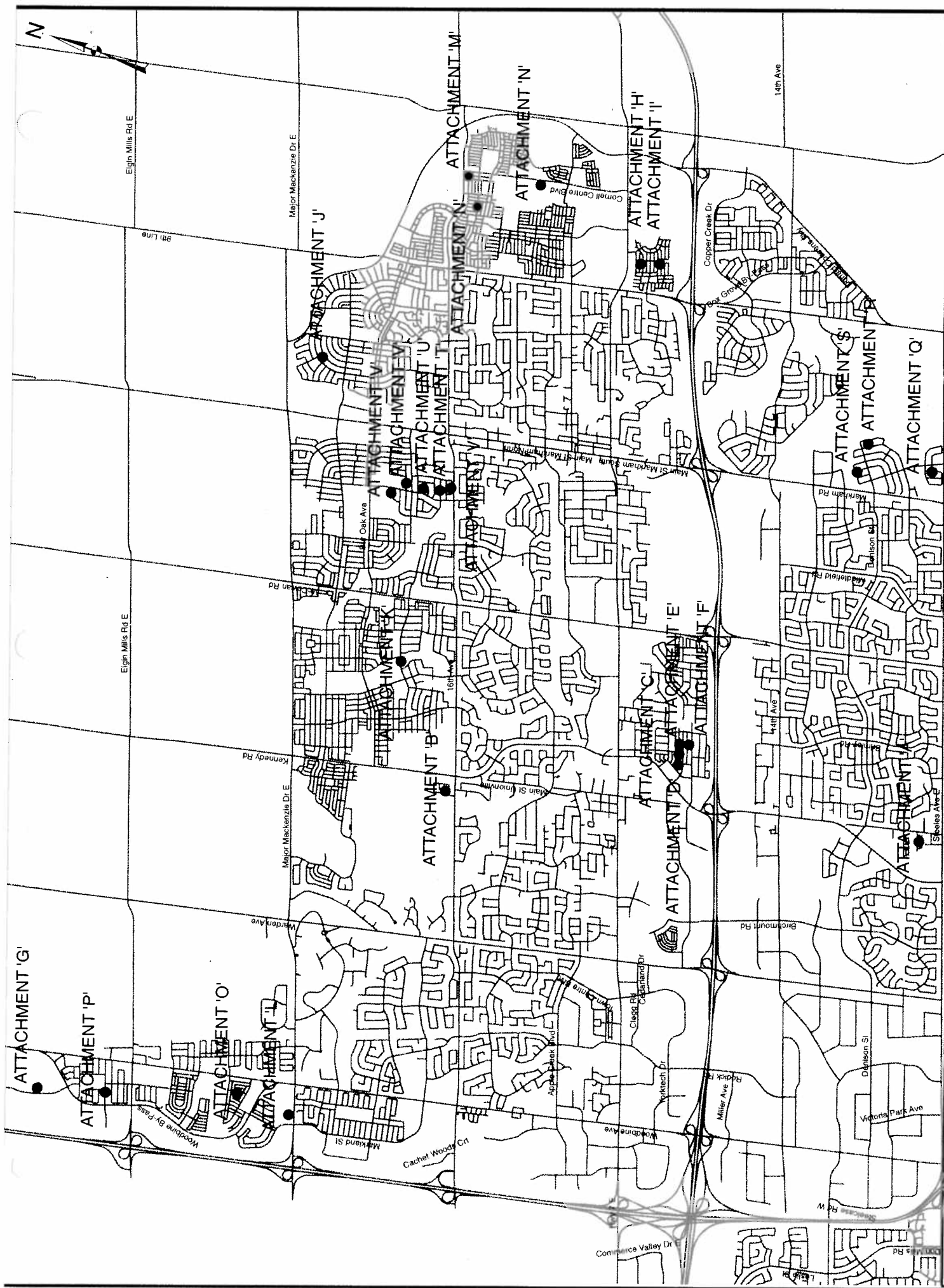
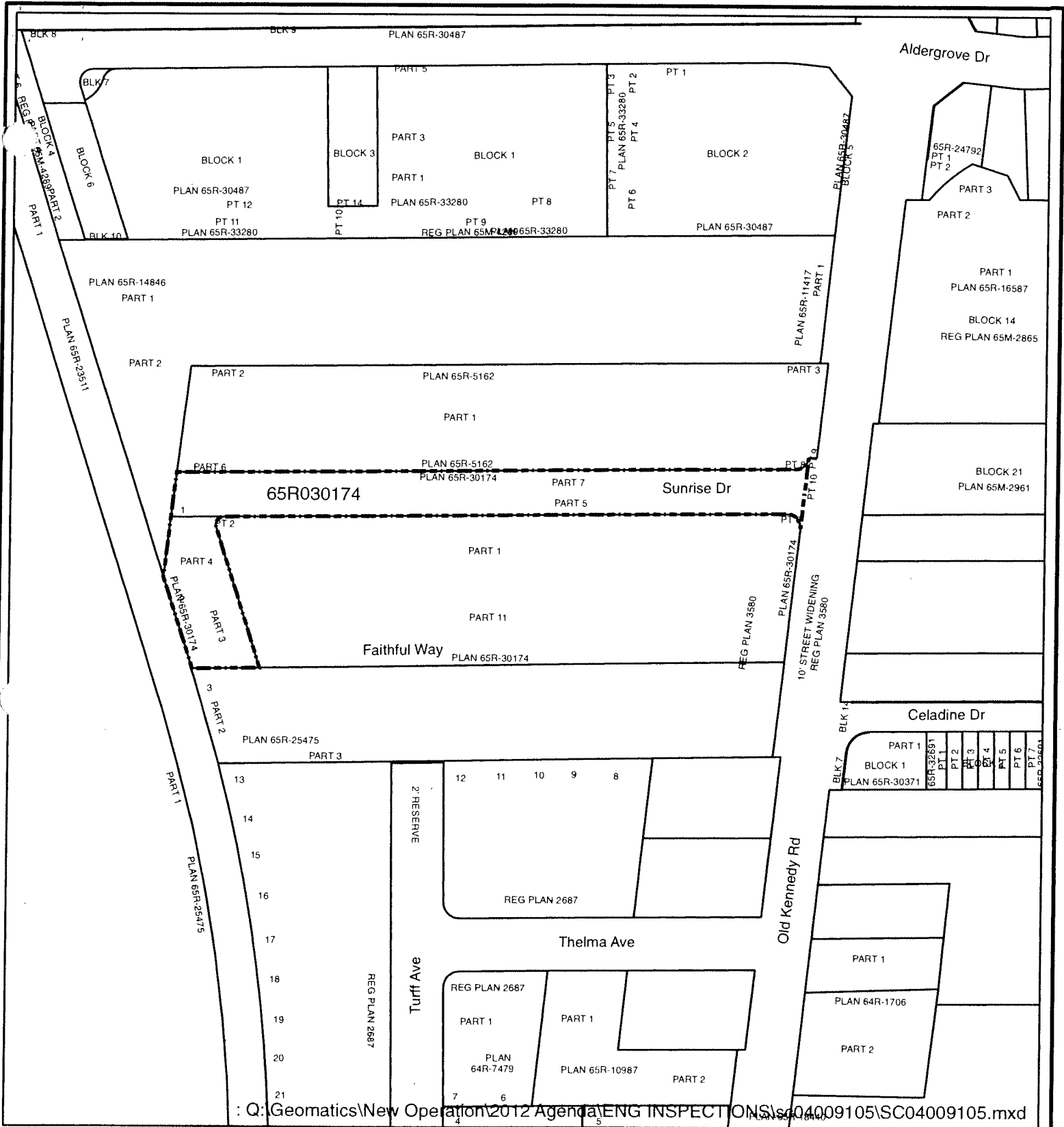


FIGURE 1: SUBDIVISION LOCATION MAP



ATTACHMENT 'A'

APPLICANT: OLD KENNEDY Co-OPERATIVE
DEVELOPMENT CORPORATION
65R-30174 PARTS 3,4,5,6,7,AND 8

FILE No.SC04009105

 SUBJECT LANDS

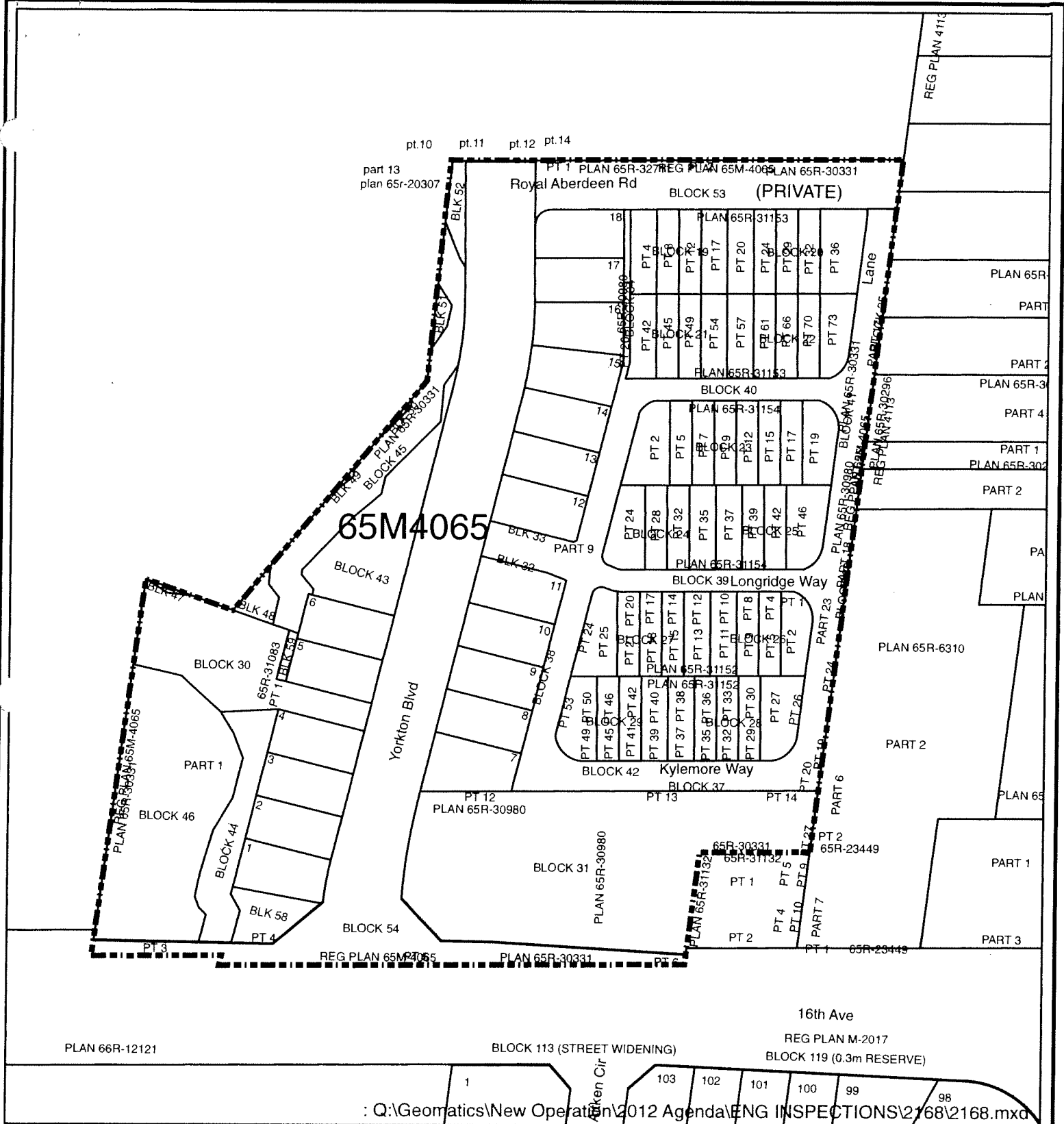


DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KY

DATE: 07/30/12



ATTACHMENT 'B'

APPLICANT: KYLEMORE POST ROAD LTD (DECON)
65M-4065

FILE No.2169



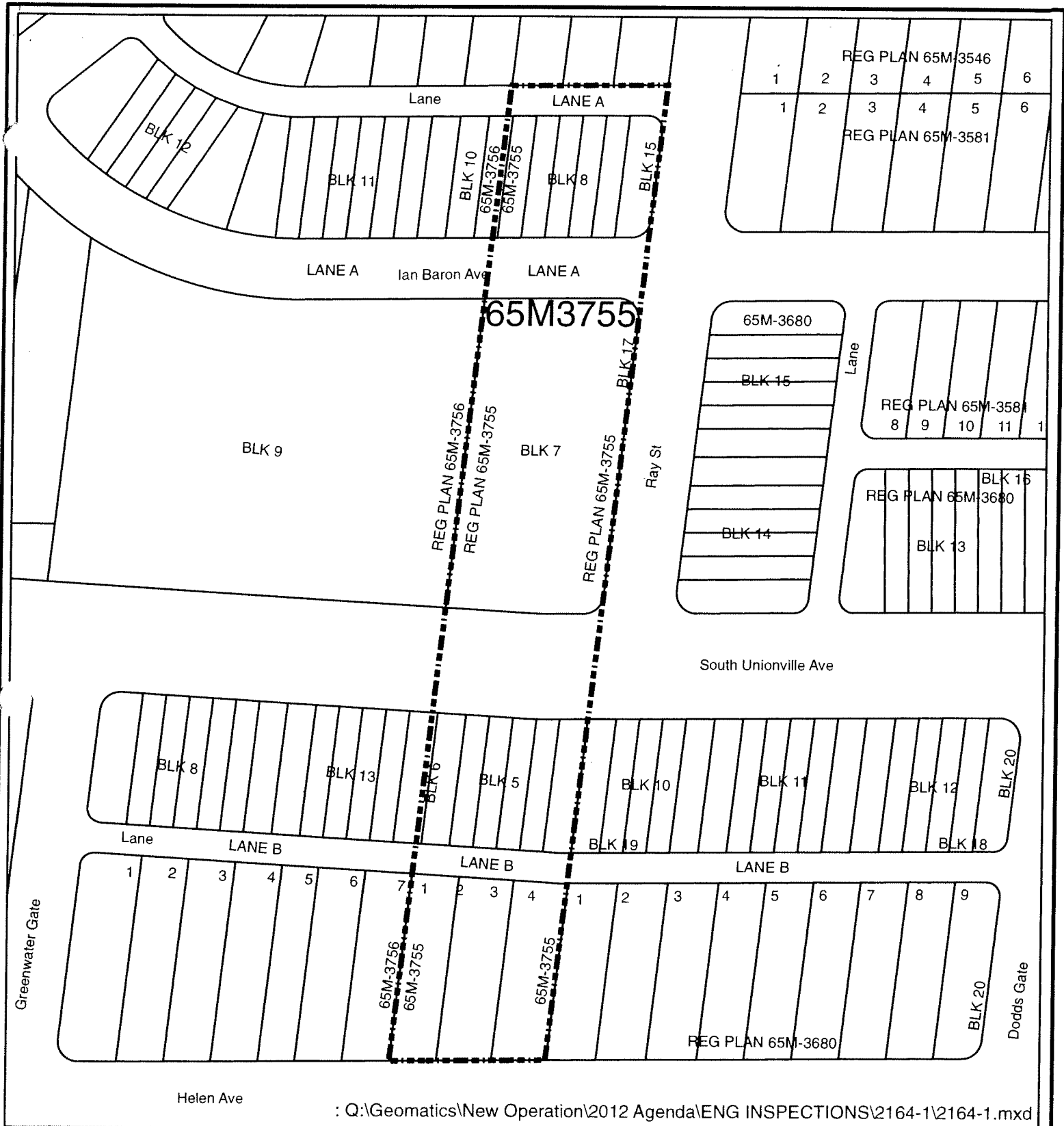
DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KY

DATE: 07/30/12

SUBJECT LANDS



ATTACHMENT 'C'

APPLICANT: WARNS HOLDINGS LTD
65M-3755

FILE No.2164-1



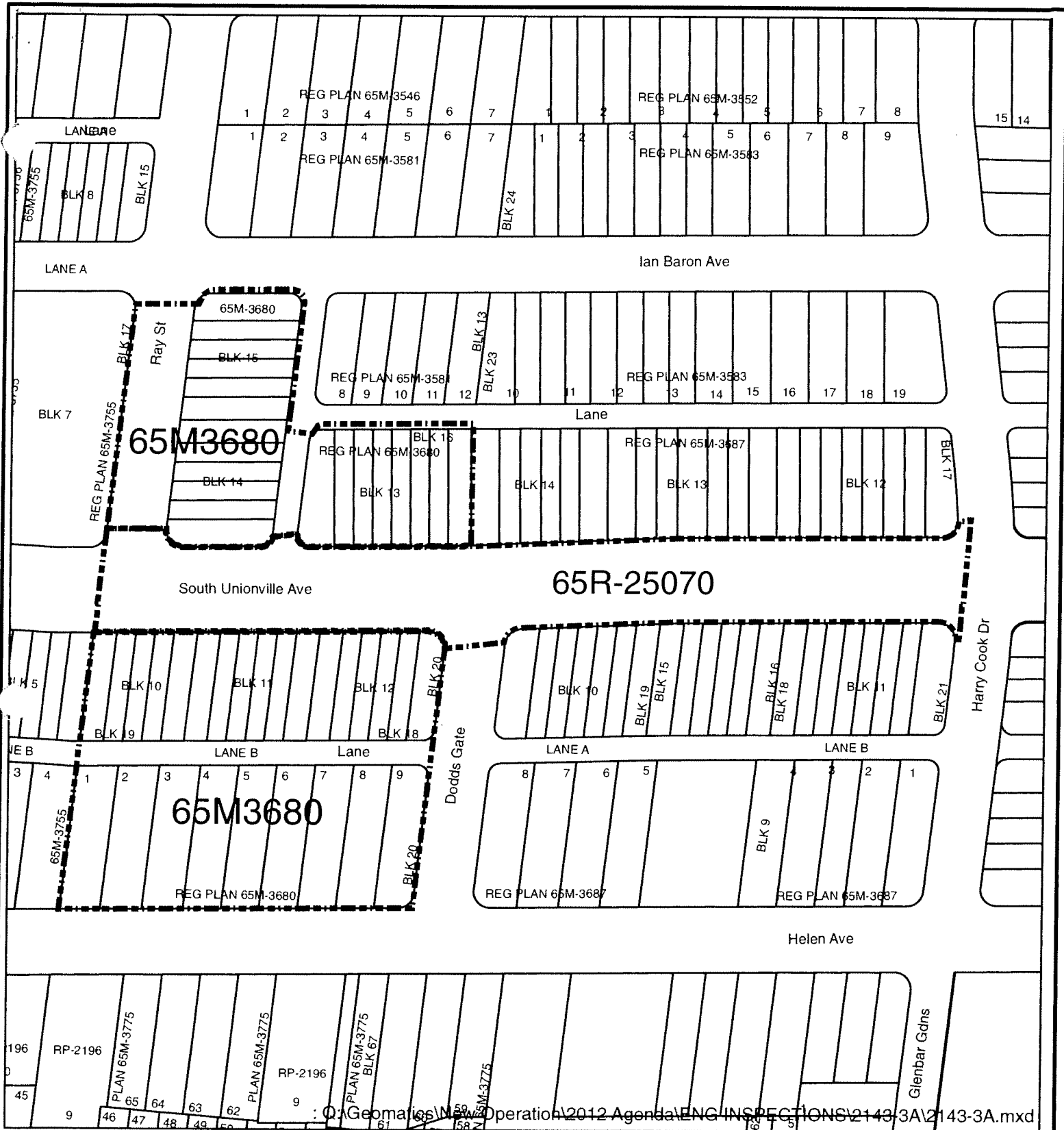
DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KY

DATE: 07/30/12

SUBJECT LANDS

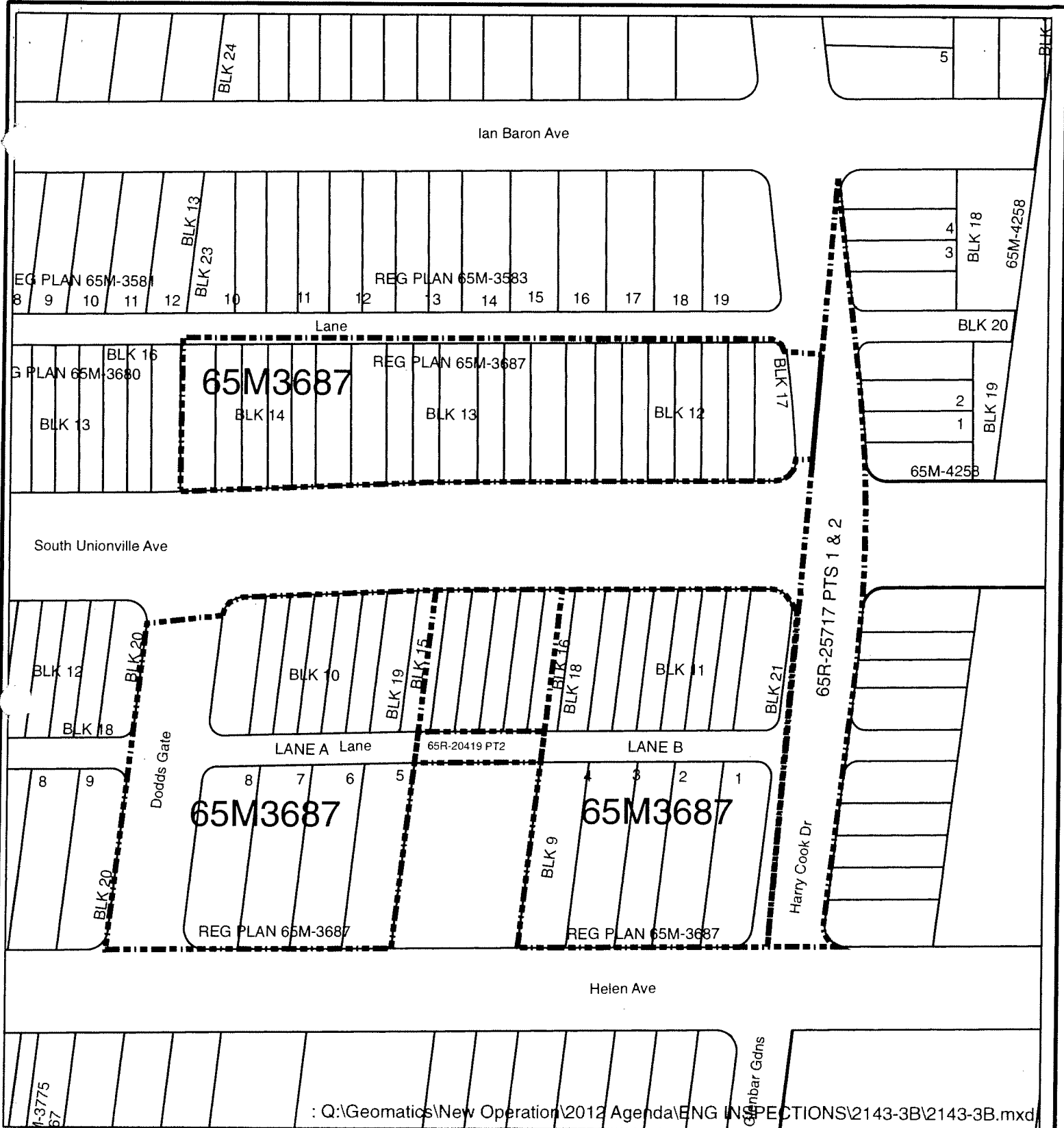


ATTACHMENT 'E'

APPLICANT: ABIDEN INC. PHASE 3A
65M-3680 AND 65R-25070 PARTS 1 TO 14

FILE No. 2143-3A

 SUBJECT LANDS

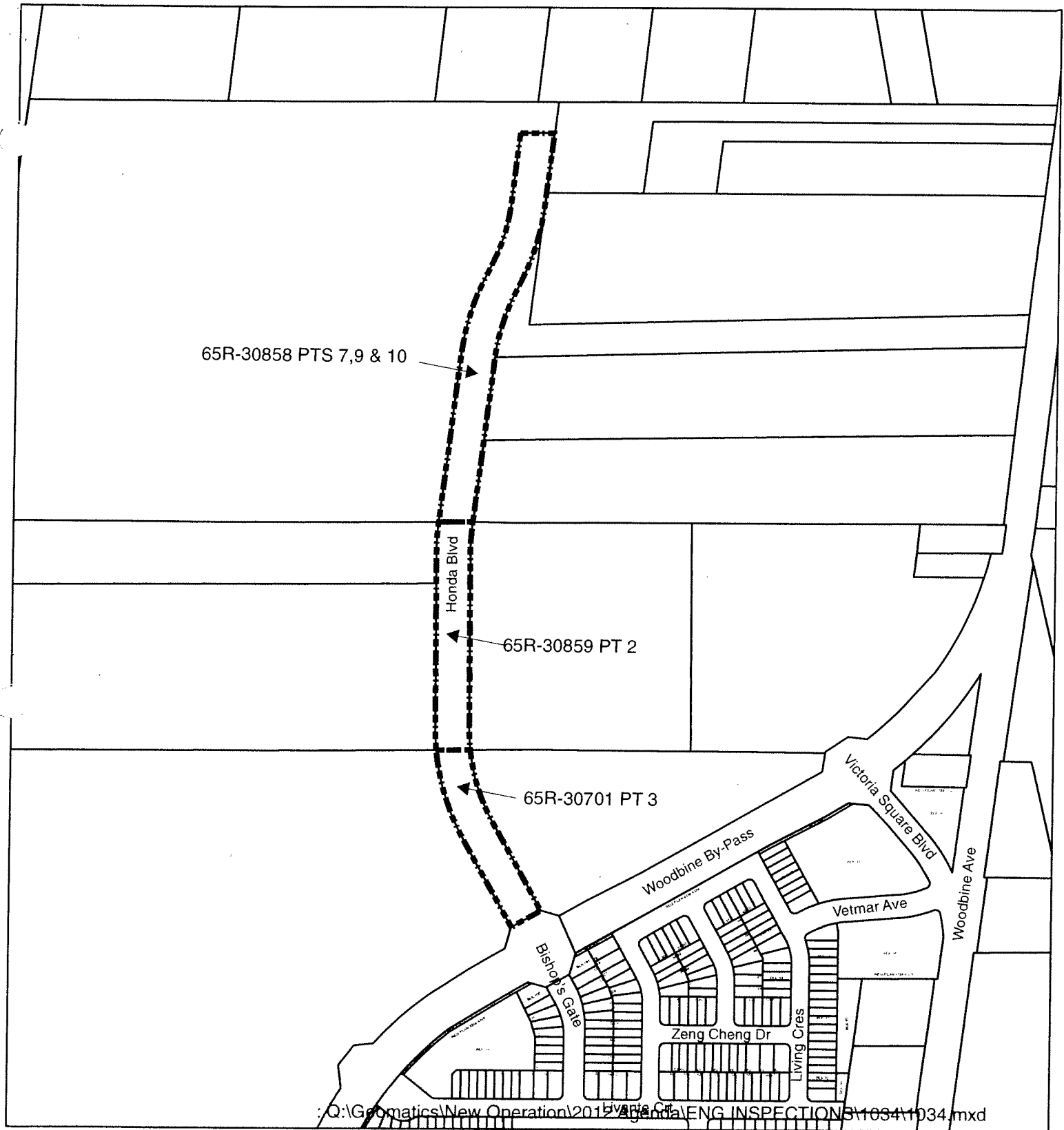


ATTACHMENT 'F'

APPLICANT: ABIDIEN INC. PHASE 3B
65M-3687 AND 65R-25717 PARTS 1 & 2
AND 65R-20419 PART 2

FILE No. 2143-3B

 SUBJECT LANDS

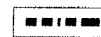


ATTACHMENT 'G'

APPLICANT: 11160 WOODBINE AVENUE LIMITED
11258 WOODBINE AVENUE LIMITED AND
HONDA CANADA INC.

65R-701 PT 3 AND 65R-30858 PTS 7, 9 & 10 AND 65R-30859 PT 2

FILE No. 1034



SUBJECT LANDS



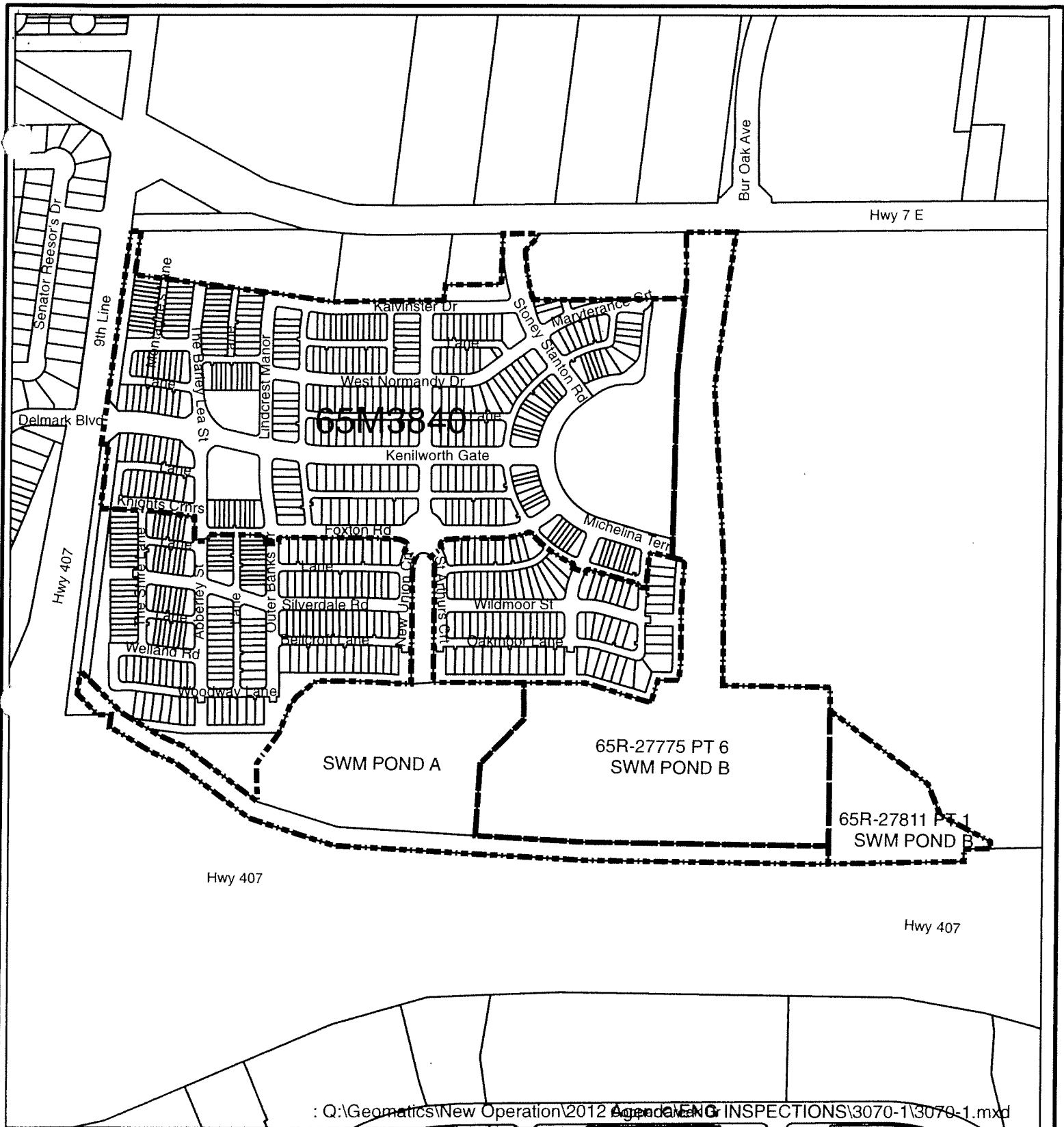
DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KY

DATE: 07/30/12





: Q:\Geomatics\New Operation\2012\Appendix G INSPECTIONS\3070-1\3070-1.mxd

ATTACHMENT 'H'

APPLICANT: LINDVEST PROPERTIES (CORNELL) LIMITED

PHASE 1

65M-3840; 65R-27775 PT 6 ;65R-27811 PT 1

FILE No. 3070-1

--- SUBJECT LANDS

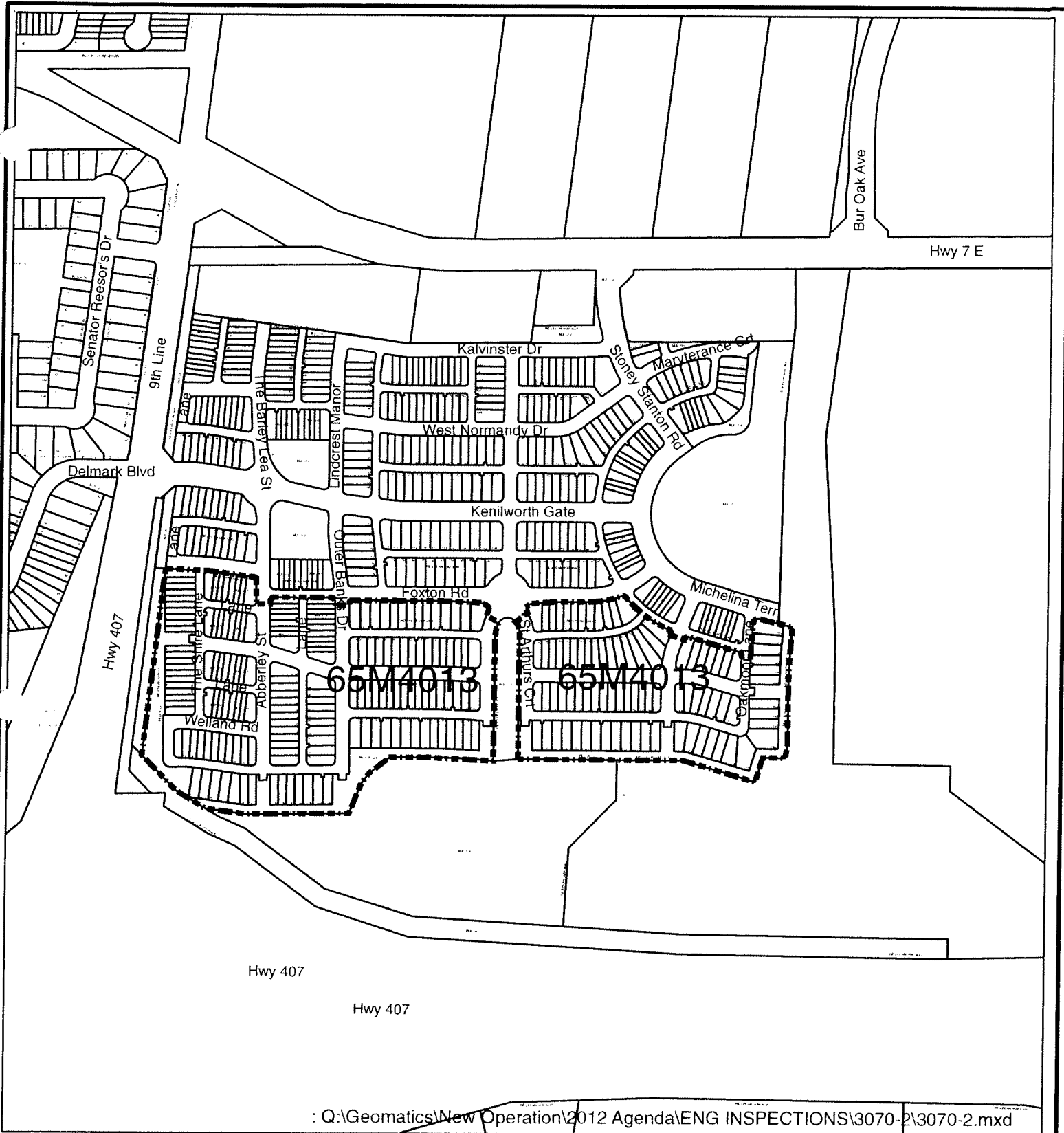


DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KY

DATE: 07/30/12



ATTACHMENT 'I'

APPLICANT: LINDVEST PROPERTIES (CORNELL) LIMITED
 PHASE 2
 65M-4013

FILE No. 3070-2

 SUBJECT LANDS



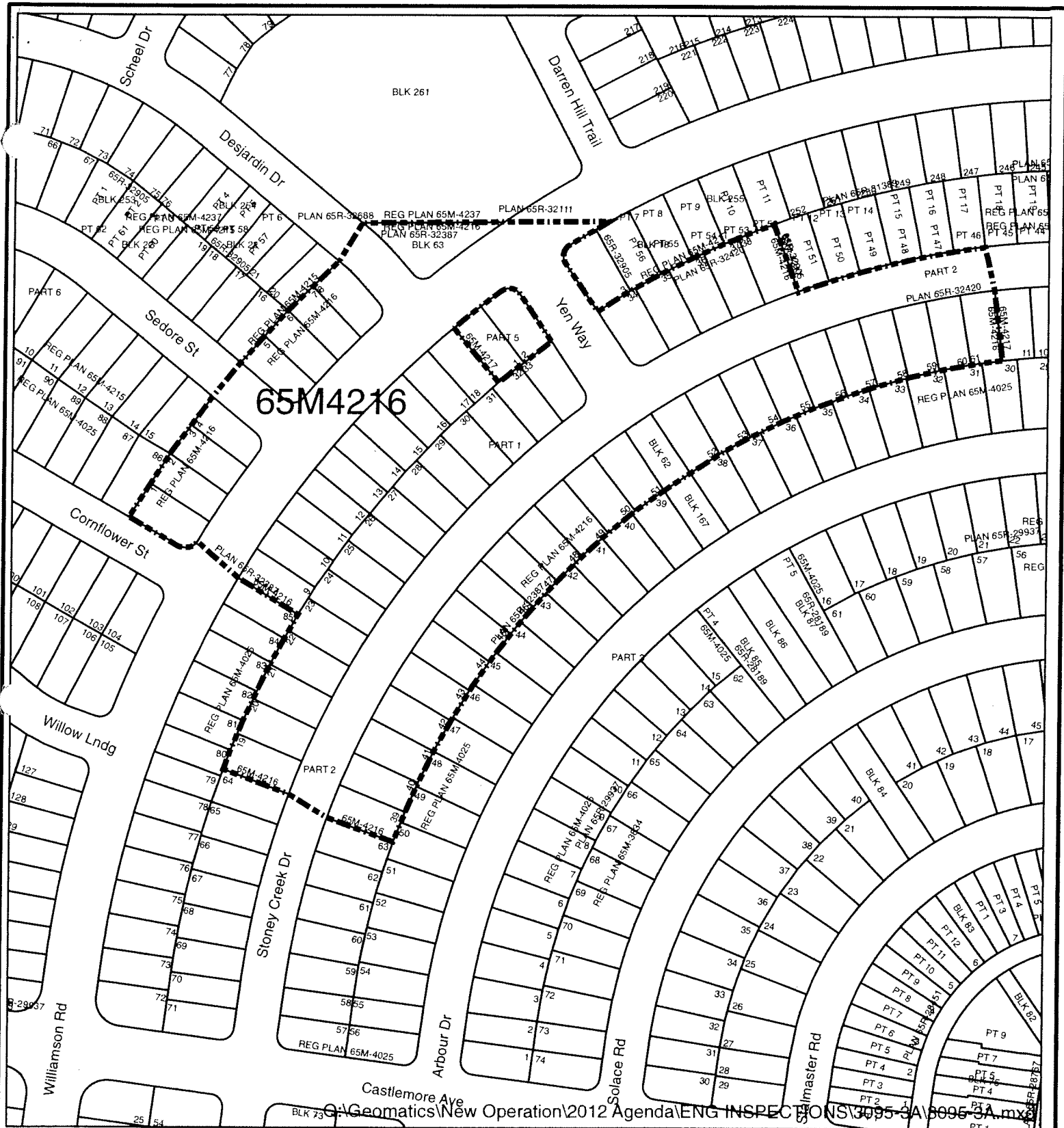
DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KY

DATE: 07/30/12





ATTACHMENT 'J'

APPLICANT: NINTH LINE DEVELOPMENTS LIMITED
(GREENSBOROUGH PHASE 3)
65M-4216

FILE No. 3095-3A

 SUBJECT LANDS



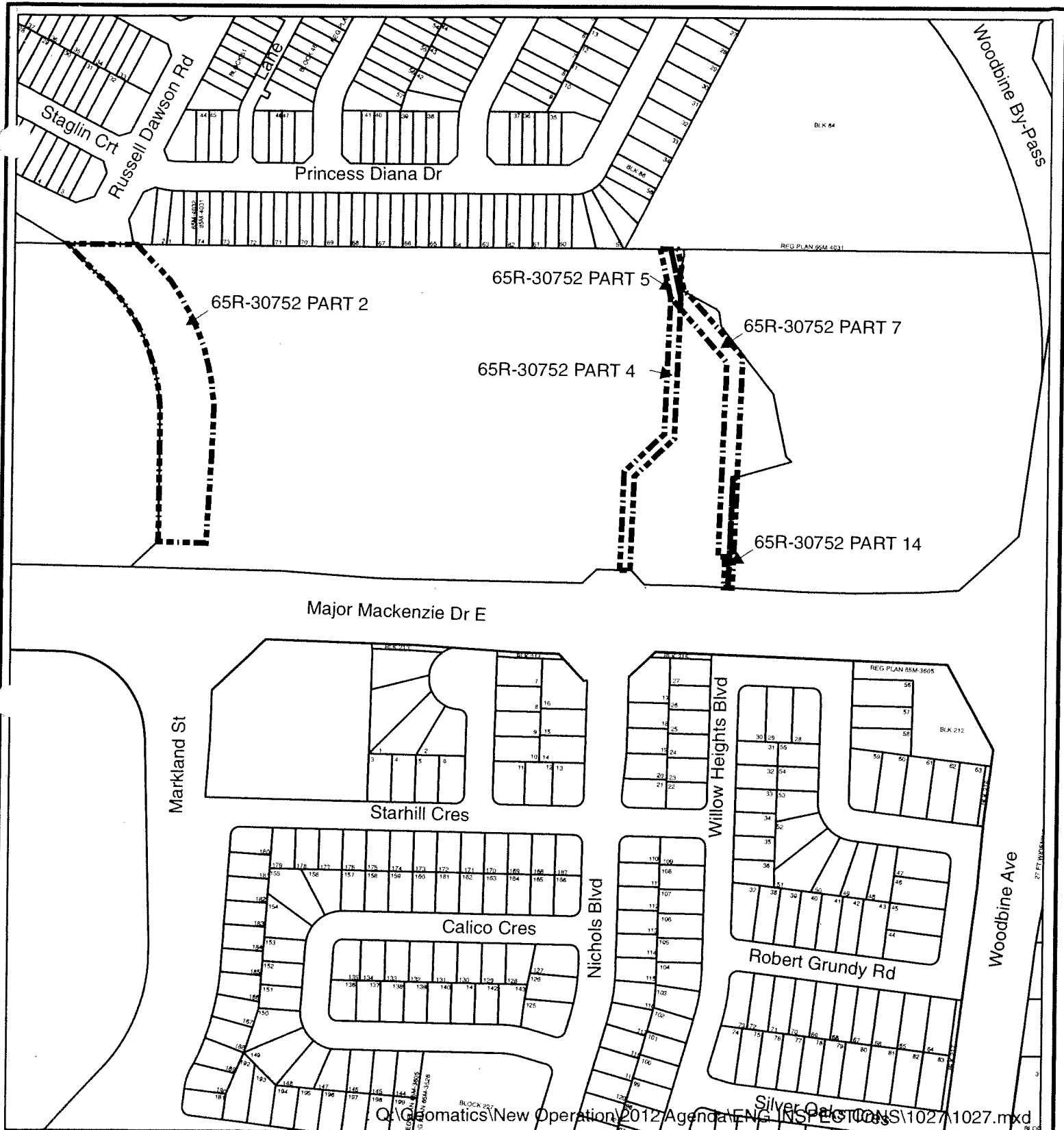
DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KY

DATE: 07/30/12





ATTACHMENT 'L'

APPLICANT: LOBLAWS PROPERTIES LIMITED
AND 404 MAC DEVELOPMENTS LIMITED
65R-30752 PARTS 2, 4, 5, 7, & 14

FILE No. 1027

 SUBJECT LANDS



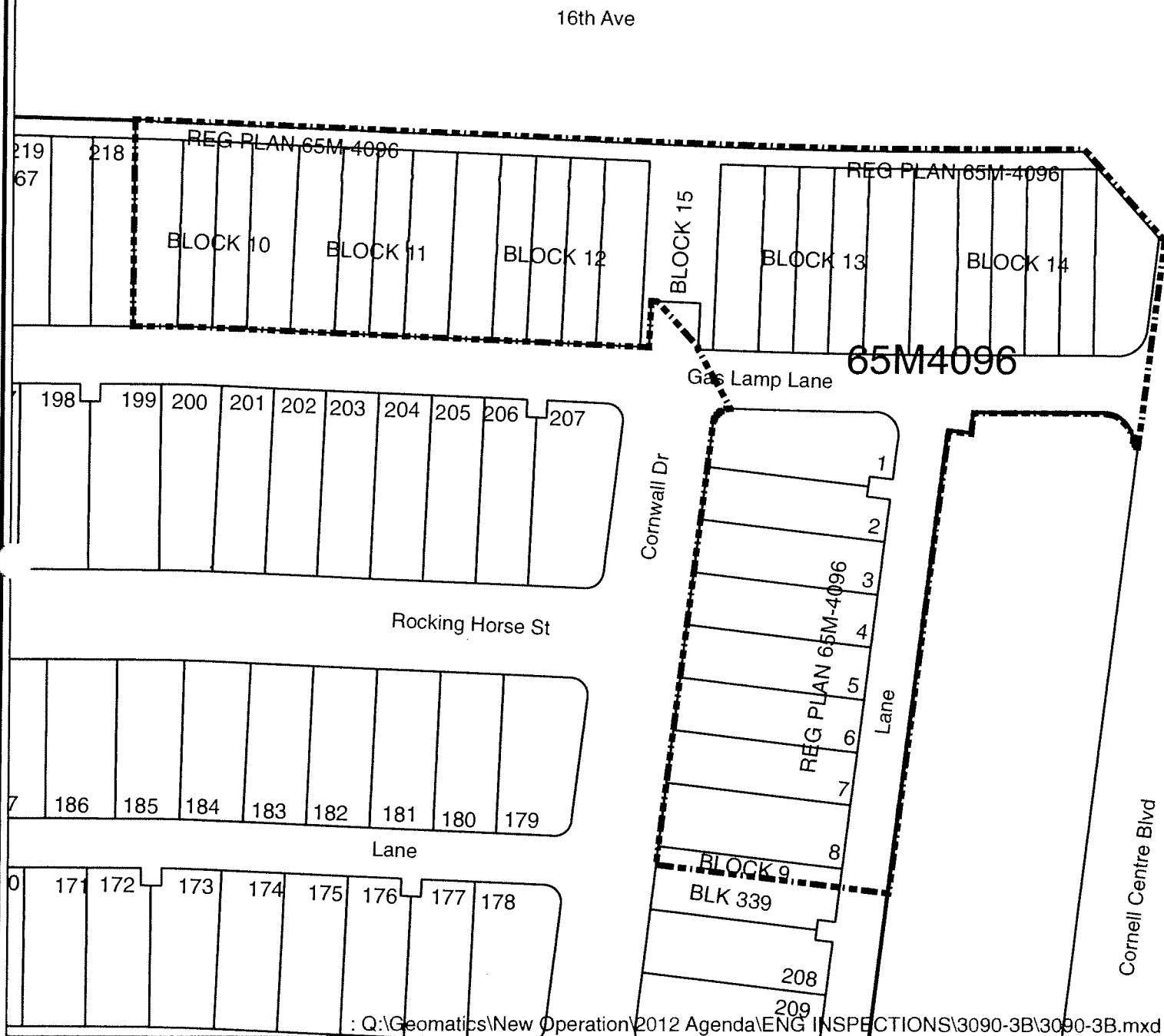
DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KY

DATE: 07/30/12





ATTACHMENT 'M'

APPLICANT: WYKLAND ESTATES INC
 PHASE 3B 65M-4054

FILE No. 3090-3B

 SUBJECT LANDS



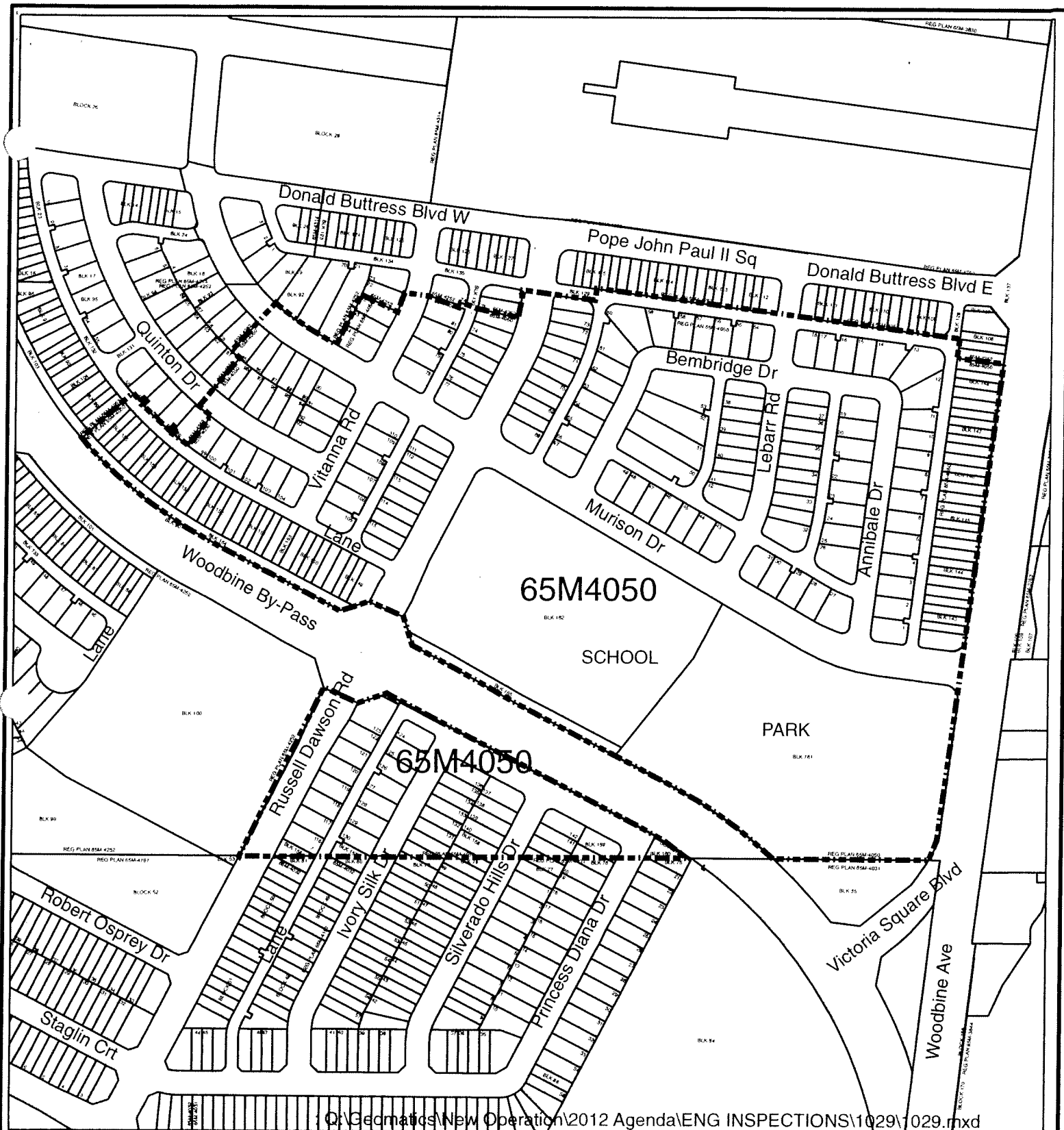
DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KY

DATE: 07/30/12





ATTACHMENT 'O'

APPLICANT: MONARCH CORPORATION
(CATHEDRAL TOWN PHASE 1) 65M-4050

FILE No. 1029

 SUBJECT LANDS

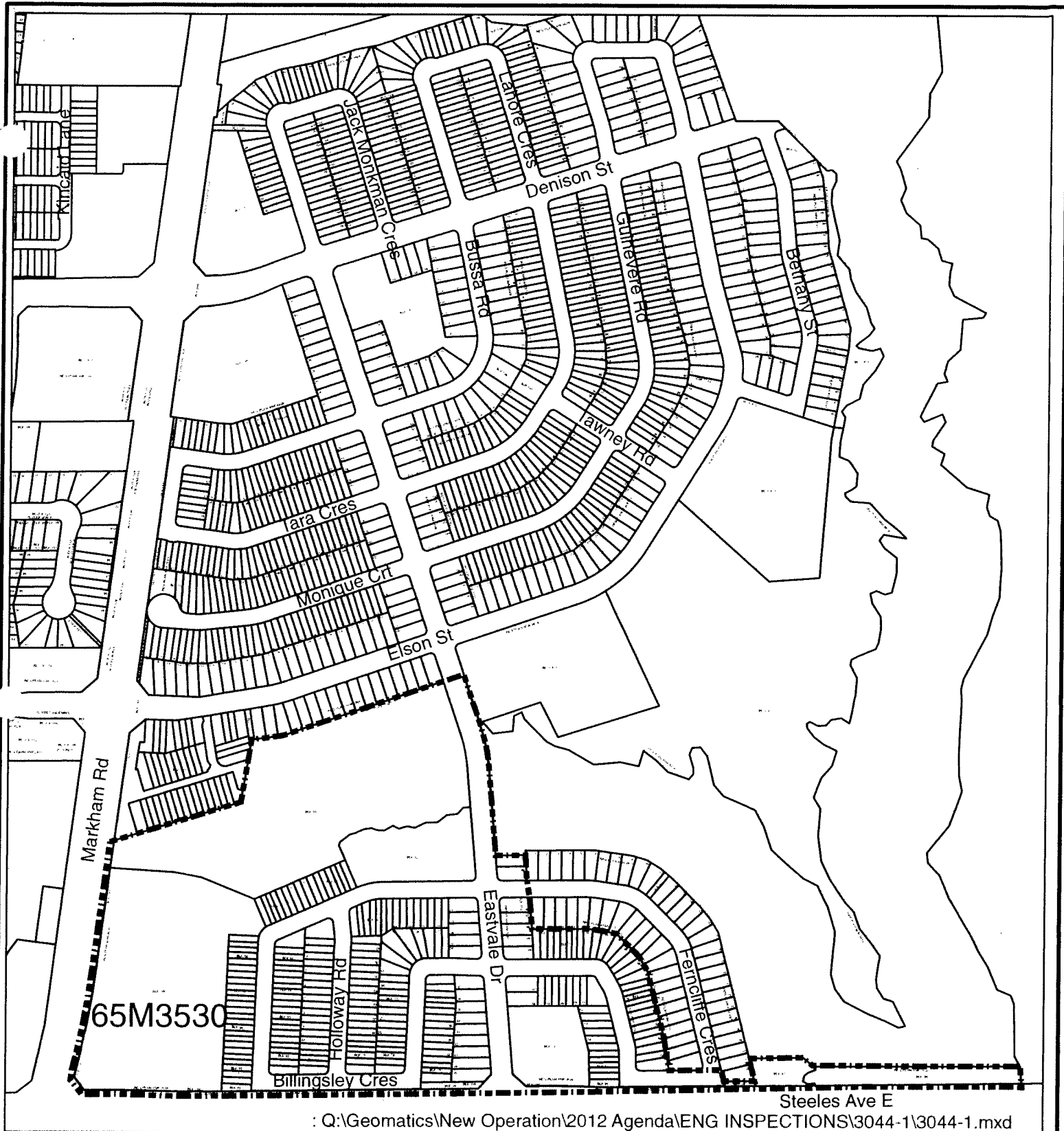


ATTACHMENT 'P'

APPLICANT: MONARCH CORPORATION
(HERITAGE AT VICTORIA SQUARE PHASE 1) 65M-4026

FILE No. 1025

 SUBJECT LANDS

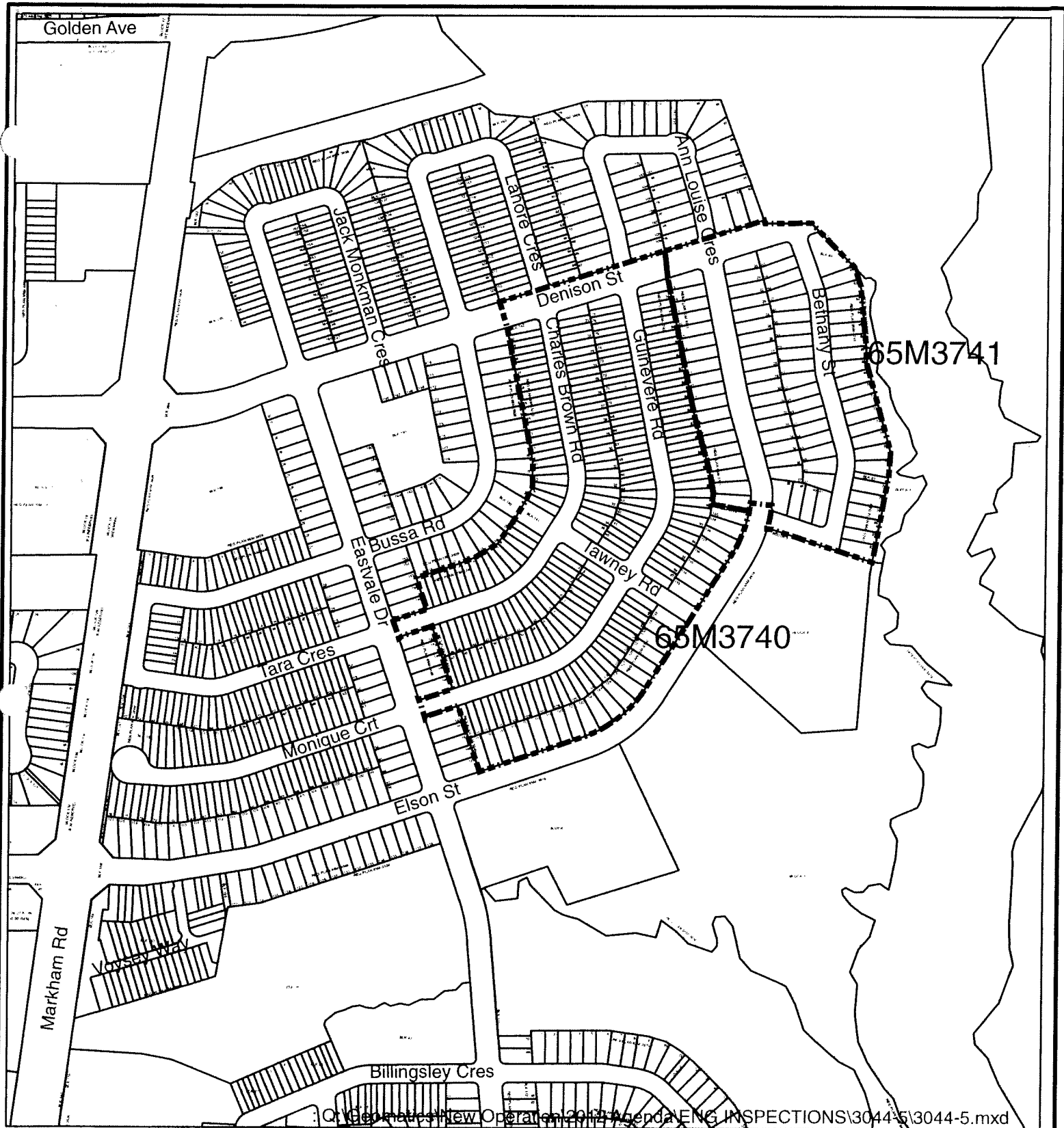


ATTACHMENT 'Q'

APPLICANT: FOREST BAY HOMES LTD
(VILLAGE OF FAIRTREE PHASE 1) 65M-3530

FILE No. 3044-1

 SUBJECT LANDS



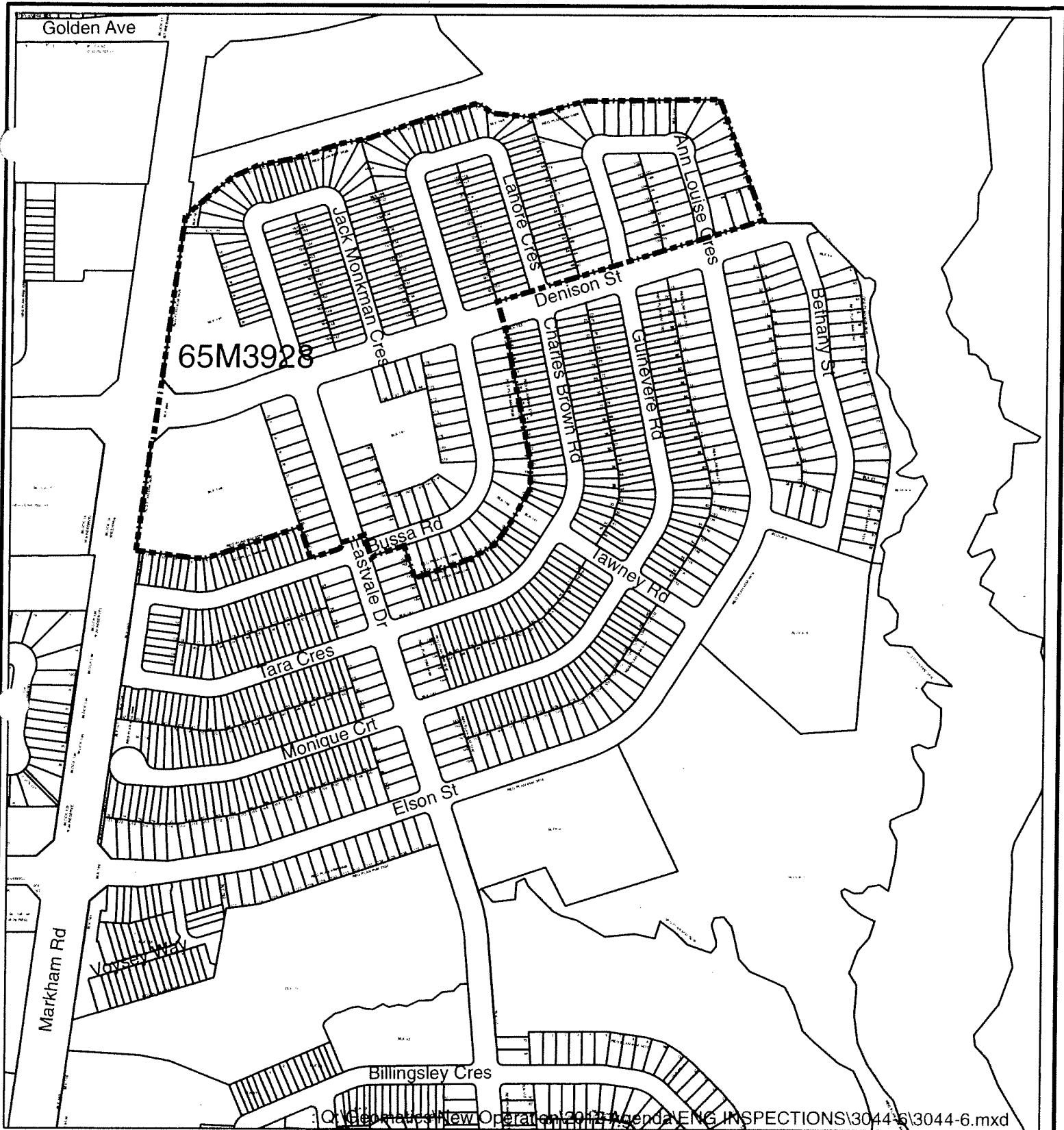
Q:\Geomatics\New Operations\2012\Agenda\ENG INSPECTIONS\3044-5\3044-5.mxd

ATTACHMENT 'R'

APPLICANT: FOREST BAY HOMES LTD
(VILLAGE OF FAIRTREE PHASE 5) 65M-3740 & 65M-3741

FILE No. 3044-5

 SUBJECT LANDS



C:\Geomatics\New Operation\2012\Agenda\ENG INSPECTIONS\3044-6\3044-6.mxd

ATTACHMENT 'S'

APPLICANT: FOREST BAY HOMES LTD
(VILLAGE OF FAIRTREE PHASE 6) 65M-3928

FILE No. 3044-6

 SUBJECT LANDS



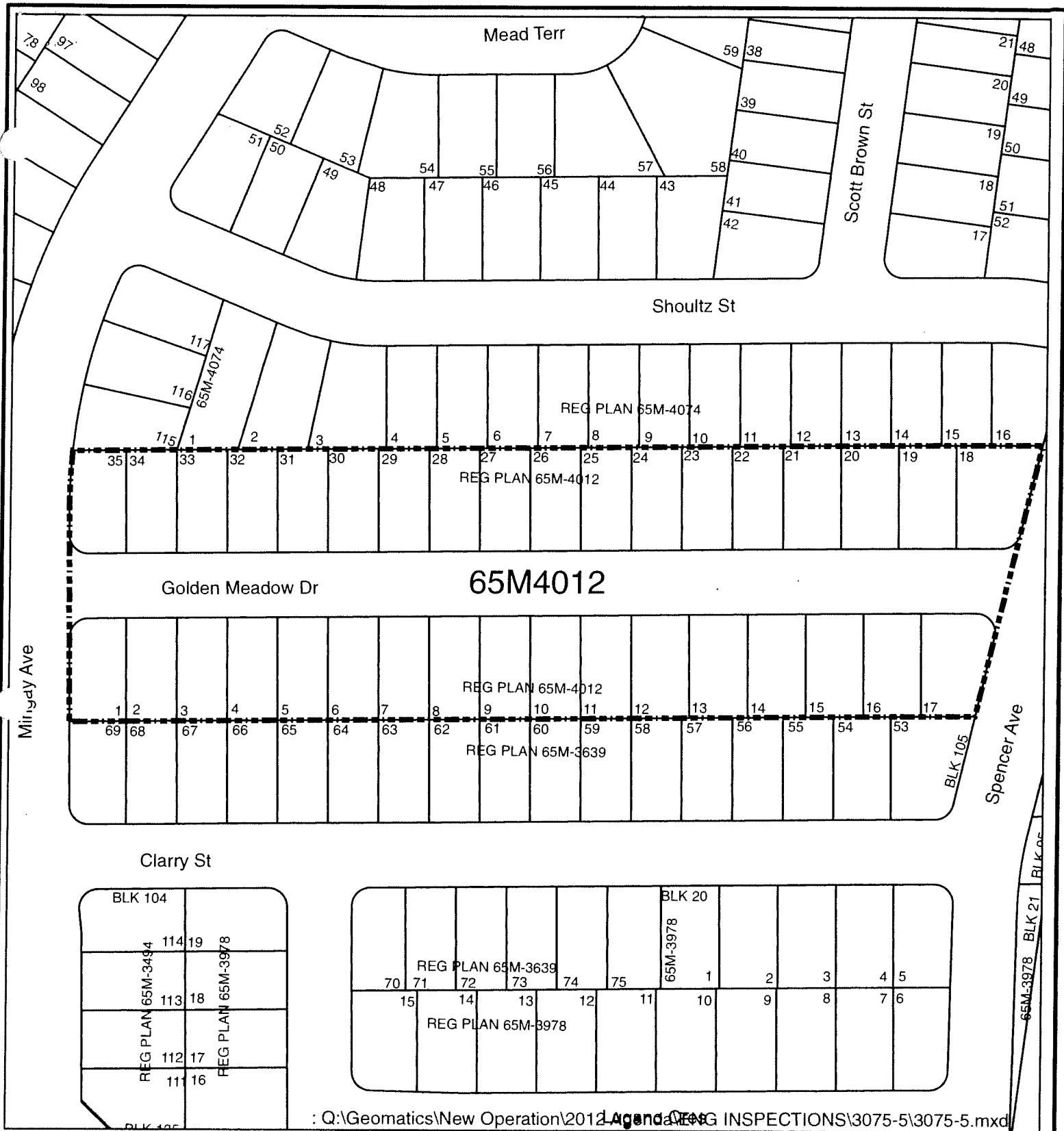
DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KY

DATE: 07/30/12





: Q:\Geomatics\New Operation\2012-2013\Legend and REG INSPECTIONS\3075-5\3075-5.mxd

ATTACHMENT 'T'

APPLICANT: BRAWLEY MANOR CORPORATION
PHASE 4 65M-4012

FILE No. 3075-5

SUBJECT LANDS



DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KY

DATE: 07/30/12





ATTACHMENT 'U'

APPLICANT: BRAWLEY MANOR CORPORATION
PHASE 6 65M-4074

FILE No. 3075-6

 SUBJECT LANDS



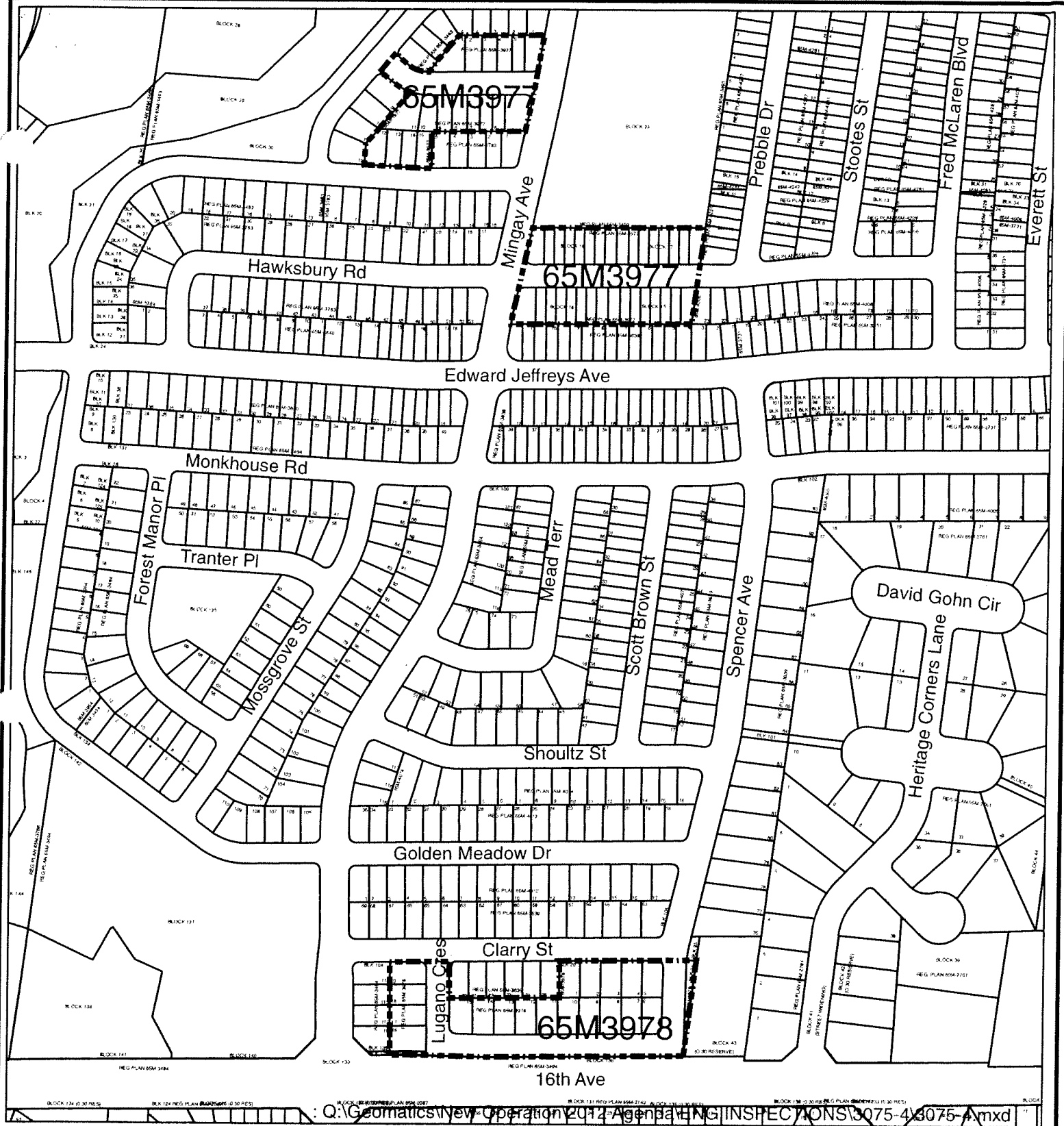
DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: KY

DATE: 07/30/12





ATTACHMENT 'V'

APPLICANT: BRAWLEY MANOR CORPORATION
 PHASE 3A 65M-3977 & 65M-3978

FILE No. 3075-4

 SUBJECT LANDS