Planning and
Regulatory Services

Memorandum

March 22, 2018

Memo To: Mayor and Council

Copy To: Neil Garbe, Chief Administrative Officer
Antonio Dimilta, Town Solicitor
Stephen Huycke, Town Clerk

From: Kelvin Kwan, Commissioner
Planning and Regulatory Services

Subject: **Request for Approval – Addition of Names to the Town's Approved Street Name List and Re-naming of a Public Highway – Leslie Elgin Developments Inc. – Town File D15-17055**

Recommendations:

a) That the memorandum from the Commissioner of Planning and Regulatory Services dated March 22, 2018 be received; and,

b) That the SRPRS.18.076 be approved in accordance with the Recommendations contained therein.

Background

At the Committee of the Whole meeting on March 19, 2018, Committee adopted the following motion:

a) That staff report SRPRS.18.076 regarding the addition of names to the Town's Approved Street Name and the renaming of a Public Highway submitted by Leslie Elgin Developments Inc., File Number D15-17055, be referred back to staff.

Staff has since received the required clearance from the Region of York to add and use the proposed Street Name as outlined in Staff Report SRPRS.18.076. Therefore, Staff's recommendations as outlined in the above noted report remains unchanged.

"Signed version on file in the Office of the Clerk"

_____
Kelvin Kwan
Commissioner of Planning and Regulatory Services

Staff Report for Committee of the Whole Meeting

Date of Meeting: March 19, 2018
Report Number: SRPRS.18.076

Department: Planning and Regulatory Services
Division: Development Planning

Subject: Request for Approval – Addition of Names to the Town's Approved Street Name List and Re-naming of a Public Highway – Leslie Elgin Developments Inc. – Town File D15-17055 (SRPRS.18.076)

Purpose:

A request for approval to add the name "McCague" on the Town's Approved Street Name List for use within an approved residential development (Town File D03-04009) and to rename a portion of a public highway from "Bawden Drive" to "McCague Avenue" to facilitate an appropriate street naming scheme.

Recommendations:

a) That Staff Report SRPRS.18.076 regarding the addition of names to the Town's Approved Street Name and the renaming of a Public Highway submitted by Leslie Elgin Developments Inc., Town File D15-17055, be approved subject to the following:

i) That the street name "McCague" be approved by Council and added to the Town's Approved Street Name List for use within the applicant's approved draft Plan of Subdivision (Town File D03-04009); and,

ii) That staff be directed to bring forward a by-law to a regularly scheduled Council meeting to rename the portion of Bawden Drive between Leslie Street and Hilts Drive to "McCague Avenue".

Contact Person:

Kelsey Prentice, Planning Technician, phone number 905-771-2470 and/or
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

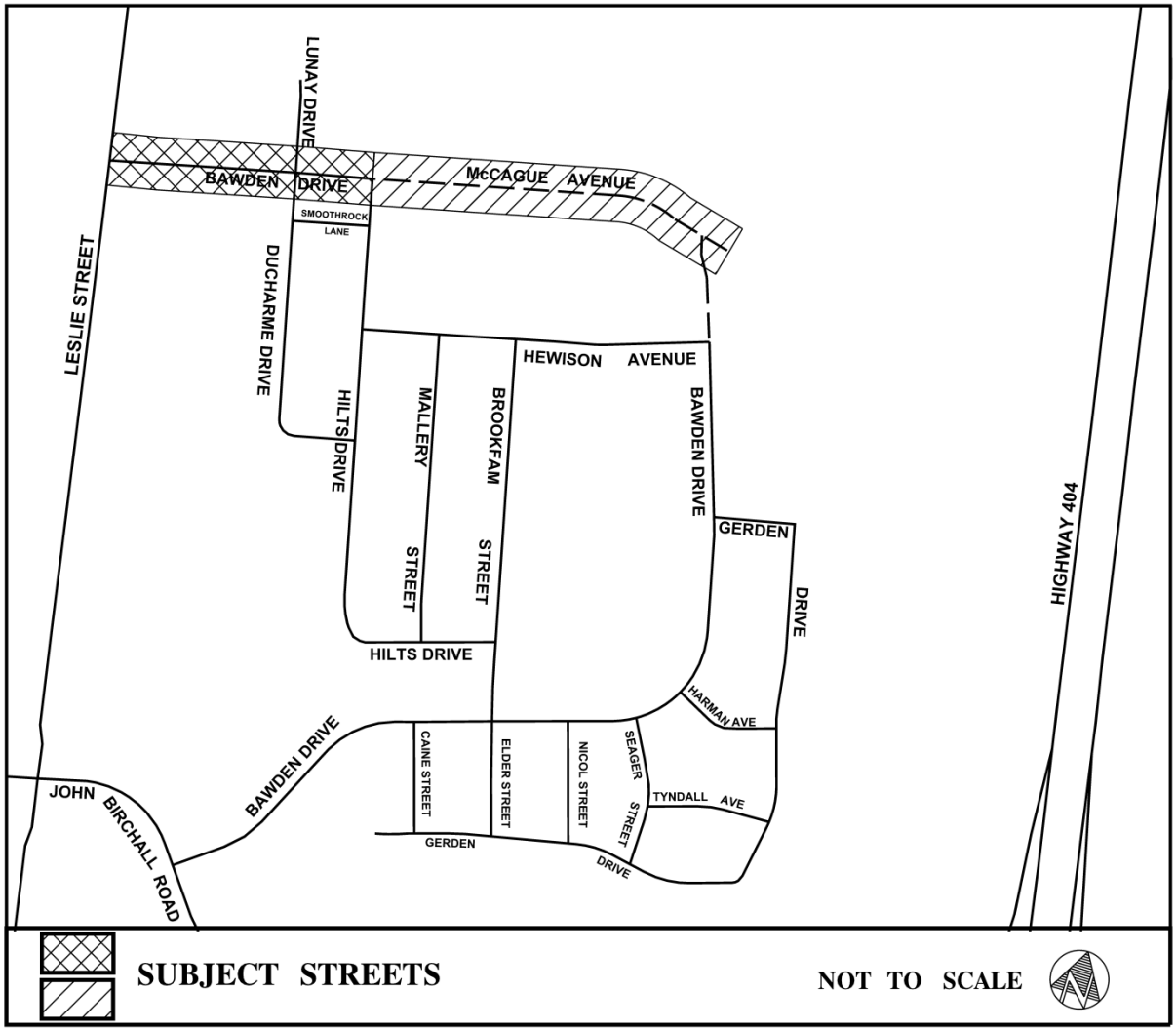
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Location Map:

Below is a map displaying the property location. Should you require an alternative format call person listed under "Contact Person" above.



Background:

The subject street naming request was received and deemed complete by the Town on December 8, 2017. The applicant is seeking approval to add the street name "McCague" to the Town's Council Approved Street Name List for use within an approved draft Plan of Subdivision (Town File D03-04009), and for the Town to rename the remnant portion of "Bawden Drive" to "McCague Avenue" accordingly. In accordance with the requirements of By-law 170-07, a Notice of the Proposed By-law to Re-name a Public Highway was published in the Richmond Hill Liberal newspaper, dated February 22, 2018 (refer to Appendix A).

The Ontario Municipal Board approved the applicant's Zoning By-law Amendment and draft Plan of Subdivision applications on December 7, 2015. Servicing allocation was granted in November 2016. Phase 1 of the draft Plan of Subdivision was registered in August of 2017 (65M-4571) and the applicant is currently in the process of clearing the conditions of draft approval for Phase 2.

The subject Street Naming Application is required to address a re-configured street scheme within Phase 2 of the approved Plan of Subdivision. This reconfiguration was required as a result of the approval of a future mid-block crossing as per York Region's Highway 404 Mid-Block Crossing Environmental Assessment. As a result of the re-configuration, a unique name is required for the proposed street and the portion of Bawden Drive between Leslie Street and Hilts Drive must be renamed to match the new name (refer to Map 4). In this regard, the applicant is proposing the street name "McCague" be added to the Town's Approved Street Name List for this purpose, and that the Town re-name the remaining portion of Bawden Drive to "McCague Avenue".

Discussion:

Proposed Street Name

The applicant is seeking approval to add the street name "McCague" to the Town's Council Approved Street Name List for use within the approved residential development to be constructed on its land holdings. Both the Region of York and Fire Services staff have advised that they have no objections to the proposed street name.

In accordance with the Town's *Municipal Street Naming and Addressing Guide*, the proposed street name "McCague" is to be assessed on the basis of the proposed name's conformity with the policies contained in the Guide. In this regard, proposed street names must meet specific criteria related to ease of spelling and pronunciation, significance to living individuals, connotation and meaning, and complexity. Furthermore, the Guide directs that proposed street names are to be evaluated on basis of the relevance within one of the following categories, as outlined in Section 1.2 of the Guide:

a) Names honouring those who have given their life in public service;
b) Charitable Auction Names;

c) Names honouring individuals for community service, local historical reasons, national reasons or international reasons;

d) Other names, including names that:
- **Commemorate local history, places, events or culture;**
- **Strengthen neighbourhood identify to reflect the character of the area;**
- **Recognize native wildlife, flora, fauna, natural features;**
- **Recognize communities that contribute to the public life of the Town.**

The proposed name "McCague" qualifies under category "D", as it is of historical importance to the Town of Richmond Hill and in particular, the subject lands. A portion of the lands within the draft Plan of Subdivision are historically known as the McCague Farm. The Jane McCague House and Driveshed have been designated under Section 29(1) of the *Ontario Heritage Act* (1990) (refer to Appendix C). The Jane McCague House and Driveshed were built for Jane McCague between 1856-1861 and the McCague family owned and successfully farmed the property for four generations. The proposed "McCague Avenue" will be located just north of the Jane McCague House and Driveshed. On the basis of the preceding, the proposed street name "McCague" complies with the Town's street naming policies.

Proposed Renaming of a Public Highway

The portion of public highway to be renamed is located between Leslie Street and Hilts Drive. This road was dedicated to the Town and named through the registration of Phase 1 of the Plan of Subdivision (refer to Map 5). The applicant is proposing to rename this portion of Bawden Drive to "McCague Avenue". It should be noted that there are no existing municipal addresses located on the portion of Bawden Drive to be renamed.

Financial/Staffing/Other Implications:

The recommendation does not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The subject Private Street Naming Application would align with **Goal One - Stronger Connections in Richmond Hill** by providing physical connections in the community through improved function of buildings, streets and neighbourhoods. The proposed application would also align with **Goal Four of the Strategic Plan - Wise Management of Resources** in Richmond Hill as the Town is demonstrating it is a role model for municipal management amongst area municipalities through its established private street naming process.

Conclusion:

Leslie Elgin Developments Inc. is seeking Council's approval of its request to add the street name "McCague" to the Town's Council Approved Street Name List for use within an approved draft Plan of Subdivision, and the renaming of a portion of a public highway from "Bawden Drive" to "McCague Avenue" to facilitate this request. On the

basis that the proposed street name is in keeping with the Town's policies for naming public roads, staff recommend that the addition of this name and the renaming of the public highway be approved by Council.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A – Notice of Proposed By-law to Re-name a Public Highway
- Appendix B—Letter from TACC Developments Inc, Re: Street Naming Application
- Appendix C—By-law 54-17, Being a By-law to Authorize the Designation of 11121 Leslie Street
- Map 1—Aerial Photograph
- Map 2—Neighbourhood Context
- Map 3—Leslie Elgin Phase 2
- Map 4—Draft Plan of Subdivision
- Map 5—Leslie Elgin Phase 1 (65M-4571)

Report Approval Details

Document Title:	SRPRS.18.076.docx
Attachments:	- Appendix A.pdf - Appendix B.pdf - Appendix C.pdf - MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_NEIGHBOURHOOD_CONTEXT.pdf - MAP_3_LESLIE_ELGIN_PHASE_2.pdf - MAP_4_DRAFT_PLAN_OF_SUBDIVISION.pdf - MAP_5_LESLIE_ELGIN_PHASE_1_65M-4571.pdf
Final Approval Date:	Mar 5, 2018

This report and all of its attachments were approved and signed as outlined below:

Gus Galanis - Mar 5, 2018 - 11:12 AM

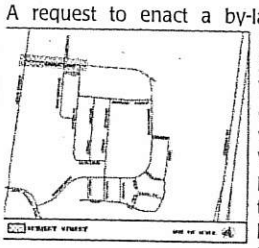
Kelvin Kwan - Mar 5, 2018 - 11:52 AM

Neil Garbe - Mar 5, 2018 - 3:24 PM

Appendix A
SRPRS 18.076
File(s) D15-17055

NOTICE OF PROPOSED BY-LAW TO RE-NAME A PUBLIC HIGHWAY

A request to enact a by-law to change the name of a portion of a public highway located between Leslie Street and Hilts Drive has been received. The request proposes changing a portion of Bawden Drive to McCague Avenue and will be considered by the Committee of the Whole at its meeting to be held on Monday, March 19, 2018 in the Council Chambers of the Municipal Offices, 225 East Beaver Creek Road, Richmond Hill, Ontario. At that time, the Committee will hear from interested persons who apply to be heard (Town File: D15-17055).



The staff report prepared by the Town's Planning and Regulatory Services Department respecting this matter will be available at the Office of the Clerk, Ground Floor of the Municipal Offices on Tuesday, March 14, 2018. The staff report will also be available on the Town's website RichmondHill.ca/Meetings.

If you wish to address Committee of the Whole regarding this matter, you must submit your request in writing by no later than 12:00 noon on Monday, March 19, 2018. You may send an e-mail to clerks@richmondhill.ca or fax your request to 905-771-2502.

The personal information accompanying your submission will become part of the public record unless you expressly request the Town to remove it. Notice of Collection: Personal information collected as a result of this public meeting is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) and the Town of Richmond Hill's Procedure By-law, and all other relevant legislation, and will be used to assist in making a decision on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will be made available for public disclosure to members of the public, at the meeting, through requests, and through the website of The Corporation of the Town of Richmond Hill. Questions regarding the collection, use and disclosure of this personal information may be directed to the Town Clerk at the contact information provided below.

Questions respecting the information and recommendations contained in the staff report should be directed to Kelsey Prentice, Planning Technician in the Planning and Regulatory Services Department at 225 East Beaver Creek Road, 4th Floor, Richmond Hill, Ontario, from 8:30 AM to 4:30 PM at 905-771-2470, Fax 905-771-2404 or e-mail kelsey.prentice@richmondhill.ca.

Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario L4B 3P4
Telephone: 905-771-8800
Fax: 905-771-2502 E-mail: clerks@richmondhill.ca
Stephen M.A. Huycke, Town Clerk

Dated this 22nd day of February, 2018.

TACC DEVELOPMENTS

Appendix B
SRPRS 18.076
File(s) D15-17055

600 Applewood Crescent, Vaughan, ON L4K 4B4
t 905.760.7300 | f 905.669.9600
taccdevelopments.com

December 7, 2017

HAND DELIVERED

Town of Richmond Hill
Planning and Regulatory Services
225 East Beaver Creek Road, 4th Floor
Richmond Hill, Ontario
L4B 3P4

Attention: Ms. Kelsey Prentice, Planning Technician

Dear Madam:

Re: Street Naming Application
Leslie-Elgin Developments Inc. 19T(R)-04009 Phase 2

Please find enclosed our application for Street Naming with respect to the above-referenced subdivision.

PURPOSE

The purpose of the application is to re-name a portion of Bawden Drive due to the re-configuration of the plan in accordance with the approved red-lined Draft Plan of Subdivision attached (Attachment 1). Because of the red-line plan, Bawden Drive is now configured as a "T"-intersection as opposed to the previously approved curved configuration. The revised configuration is required to facilitate the future proposed Flyover road crossing Highway 404 to the east.

PROPOSAL

The proposal herein is to rename the portion of Bawden Drive shown in yellow on the attached Phase 2 Draft M-plan (Attachment 2). It is proposed that this portion of the road be named **McCague Avenue**. We have been advised by Town staff that the name "McCague" has been reviewed and is acceptable to the Town. The suffix "Avenue" is in accordance with the Town's Street Naming Policy which prescribes that streets configured in an east-west direction shall have the suffix, "Avenue."

SIGNIFICANCE OF THE NAME McCAGUE

The name McCague has historic significance to the Town of Richmond Hill and in particular to the subject land. A portion of the lands that comprise the subdivision are historically known as the McCague Farm (Silver Stream Farms). The McCague family were, for four generations, prominent and successful area farmers. Furthermore, the Jane McCague house located on site has been

designated as a heritage resource by bylaw pursuant to the *Ontario Heritage Act* to be preserved in situ. The proposed McCague Avenue will pass directly by the McCague house.

EXISTING BAWDEN DRIVE

A portion of the existing Bawden Drive dedicated by the Phase 1 Plan 65M-4571, shown in green on Attachment 2 is required to be re-named to McCague Avenue. We expect the Town will bring forward the requisite bylaw for Council approval to complete this.

APPLICATION

Our application herein includes the following:

1. Completed Street Naming Application Form;
2. Application fee in the amount of $1,621.00 payable to the Town of Richmond Hill; and
3. Two (2) copies of the plans referenced above illustrating the proposed street naming.

Thank you for your consideration of this matter.

Yours truly

TACC DEVELOPMENTS INC.

Per:

David Stewart, M.E.S., M.C.I.P., R.P.P.
Vice-President

DS/sg

Enclosures

Appendix C
SRPRS 18.076
File(s) DIS-17055

The Corporation of the Town of Richmond Hill

By-Law 54-17

A By-law to Amend By-law 20-08,
Being a By-law to Authorize the Designation of 11121 Leslie Street,
(The John McCague House)
under the *Ontario Heritage Act*

Whereas Section 29(1) of the *Ontario Heritage Act,* R.S.O. 1990, c.O.18, as amended, authorizes the Council of a municipality to enact by-laws to designate a property within the municipality to be of cultural heritage value or interest;

And Whereas By-law 20-08 of the Council of The Corporation of the Town of Richmond Hill was passed on January 28, 2008;

And Whereas Council at its meeting held November 14, 2016 adopted the recommendation of the Committee of the Whole at its meeting held on November 7, 2016 as contained in Staff Report SRPRS.16.158 pertaining to the amendment of the Designating By-law for 11121 Leslie Street under Section 30.1 of the *Ontario Heritage Act*;

And Whereas the Notice requirements pursuant to Section 30.1(4) of the *Ontario Heritage Act* have been fulfilled;

And Whereas no objection to the proposed amendment to the Designating By-law has been served on the Town Clerk within the period prescribed by the *Ontario Heritage Act*;

The Council of The Corporation of The Town of Richmond Hill enacts as follows:

1. That By-law 20-08 be amended by changing the title of the buildings from "The John McCague House" to "The Jane McCague House and Driveshed";

2. That By-law 20-08 be amended to correct the legal description of the property as follows: Part Lot 27, Concession 3 and Part Lot 28, Concession 3, Part 1 Plan 65R37099.

3. That By-law 20-08 be amended by deleting Schedule "A" Reasons for Designation and replacing it with the attached Schedule "A";

4. That the Town Clerk is hereby authorized to cause a copy of this amending By-law to be served on the Owner of the property and the Ontario Heritage Trust;

5. That the Town Solicitor is hereby authorized to cause a copy of this amending By-law to be registered against the property description in Schedule "A" in the Land Registry Office; and

6. That Schedule "A" attached to By-law 54-17 is declared to form a part of this By-law.

Passed this 23rd day of May, 2017.

Dave Barrow
Mayor

Gloria Collier
Deputy Town Clerk

Schedule "A" to By-Law 54-17

Reasons For Designation
Jane Mccague House And Driveshed
11121 Leslie Street

Description of the Property

Legal Description: Part Lot 27, Concession 3 and Part Lot 28, Concession 3, Part 1 Plan 65R37099

The Jane McCague House is located on the east side of Leslie Street, North of Elgin Mills Road East and opposite Richmond Green Park.

The Jane McCague house and driveshed at 11121 Leslie Street were built for or by Jane McCague in 1856-1861. The dwelling was home to the McCague family, an early Markham Township/Richmond Hill area family, who have been associated with Lot 28, Concession 3, Markham Township since the mid 1830's. In 1836 Andrew McCague bought an agreement to purchase the Lot from King's College, built a log house, and eventually acquired the whole two hundred acres. In 1846 Andrew died in a tragic accident, leaving the farm to his widow Jane. Four generations of McCague's owned and successfully farmed this property until 1951 when the property was purchased by Harry Bawden.

Statement of Cultural Heritage Value or Interest

The Jane McCague house is a well preserved and architecturally interesting example of a mid-nineteenth century brick farmhouse in rural Ontario. The original one-and-a-half storey building is of brick construction with a broad, medium gable roof and rectangular in plan, with a symmetrical five-bay façade facing south. As a farmstead property with a significant Georgian style residence, its continuing survival contributes to the understanding of the rural, farming origins of the region.

The driveshed (c.1860) is a rare example of a purpose-built farm structure that was built during Jane's ownership of the farm. The building is well crafted and exhibits a high degree of workmanship. The structure includes a decorative belfry that may have originally came from the nearby designated Markham S.S.#4 school located at 11225 Leslie Street. Both the house and driveshed are significant reminders of the success that Jane McCague achieved in leading this farm.

The McCague property at 11121 Leslie Street possesses cultural heritage value due to its architectural merit as well as its contribution to the understanding of the rural history of the area. Jane McCague's management and expansion of the farming operation as a woman in that era was a remarkable occurrence. In addition, its continuing survival as a farmstead used by one family for several generations presents the opportunity to study the evolution of the building and site, and serves as a visual reminder to the rural, farming origins of the region.

This structure is representative of the style, scale, quality of craftsmanship, and function of farm buildings erected in rural Markham/Richmond Hill in the mid nineteenth century by settlers who wanted to express their success and stability by the construction of a permanent dwelling. While "Georgian" is considered the foundation style of Ontario's formal residential architecture, many houses of the time, including this house, were outfitted with up-to-date Neoclassical and Regency refinements and features. In the case of the Jane McCague house, such refinements are found in the transom and side lights surrounding the door and an awning profiled veranda.

Schedule "A" to By-Law 54-17

With the exception of the sympathetically altered north side of the building containing a kitchen addition (that is not included in the reasons for designation) and the removal of the south facing porch, the building continues to retain many of its architectural features dated from the nineteenth century and can be regarded as having cultural heritage value or interest according to the criteria listed under Ontario Regulation 9/06.

Description of Heritage Attributes

The following list describes the property's heritage attributes:

- The south, west, east and north exterior walls of the building along with the hipped roof with dormer and gables;
- The original construction materials (buff brick that is laid in Common bond, stone, and wood);
- The component architectural features including the decorative wood porches and verandah, flat window openings with brick voussoirs, brackets, double-hung sash windows;
- The original centre door with transom and sidelights;
- Interior attributes including the window casings, door casings, baseboards, staircase including its posts, spindles and handrail;
- The fireplace in the west room;
- The fireplace and the wainscoting in the basement kitchen;
- The brick chimneys;
- The board and batten exterior of the south, west, east and north exterior walls of the driveshed;
- The six-over–six windows included in the west and east elevations of the driveshed; and
- The belfry of the driveshed.

Properties

PIN	03187 - 0198 LT
Description	PT LT 27 CON 3 AND PT LT 28 CON 3, PTS 1, 2, 3, 4 & 5, PLAN 65R33047; S/T AN EASEMENT OVER PT LT 27, CON 3,PT 4, PL 65R33047 AS IN RH54304. S/T EASEMENT OVER PT LT 28, CON 3, PT 5, PL 65R33047 AS IN RH54304. EASEMENT IN GROSS OVER PT LT 27 CON 3, PT 3 PL 65R33047 AS IN YR992632.; TOWN OF RICHMOND HILL
Address	RICHMOND HILL

Applicant(s)

This Order/By-law affects the selected PINs.

Name	THE CORPORATION OF THE TOWN OF RICHMOND HILL
Address for Service	225 EAST BEAVER CREEK ROAD RICHMOND HILL, ON L4B 3P4

This document is being authorized by a municipal corporation DAVE BARROW, MAYOR & GLORIA COLLIER, DEPUTY TOWN CLERK, BY-LAW NO. 54-17.

This document is not authorized under Power of Attorney by this party.

Document(s) to be Deleted

Registration No.	*Date*	*Type of Instrument*
YR1149673	2008/04/15	Application To Register Bylaw

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Dawn Mansfield	225 East Beaver Creek Road Richmond Hill L4B 3P4	acting for Applicant(s)	Signed	2017 06 02

Tel 905-771-8800

Fax 905-771-2408

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

THE CORP. OF THE TOWN OF RICHMOND HILL	225 East Beaver Creek Road Richmond Hill L4B 3P4	2017 06 02

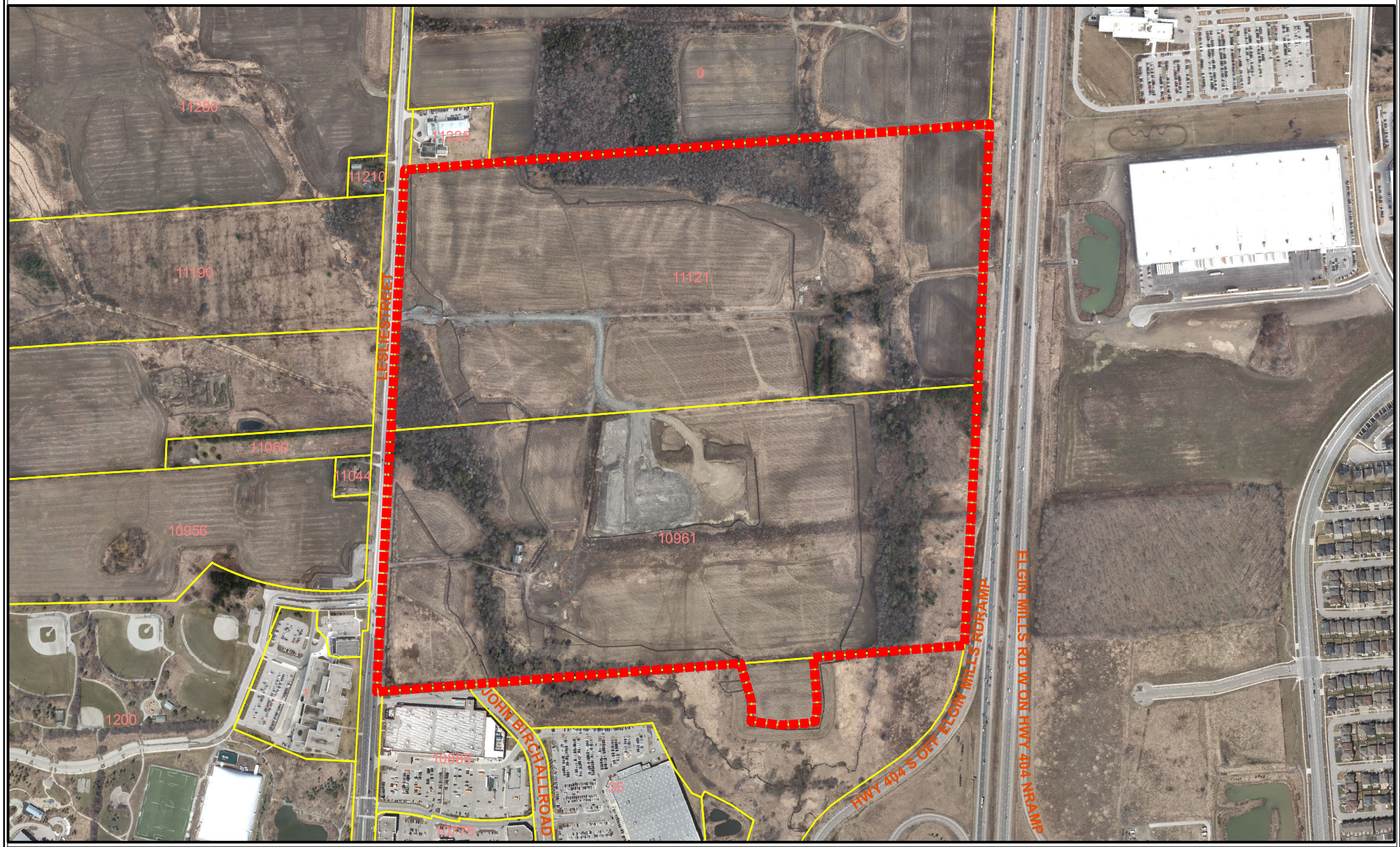
Tel 905-771-8800

Fax 905-771-2408

Fees/Taxes/Payment

Statutory Registration Fee	$63.35
Total Paid	$63.35

MAP1 - AERIAL PHOTOGRAPH



Copyright J.D.Barnes Limited 2017 Orthophotography

BLOCK 13

File No. D15-17055

Legend

SUBJECT AREA

KP/SS SRPRS.18.076

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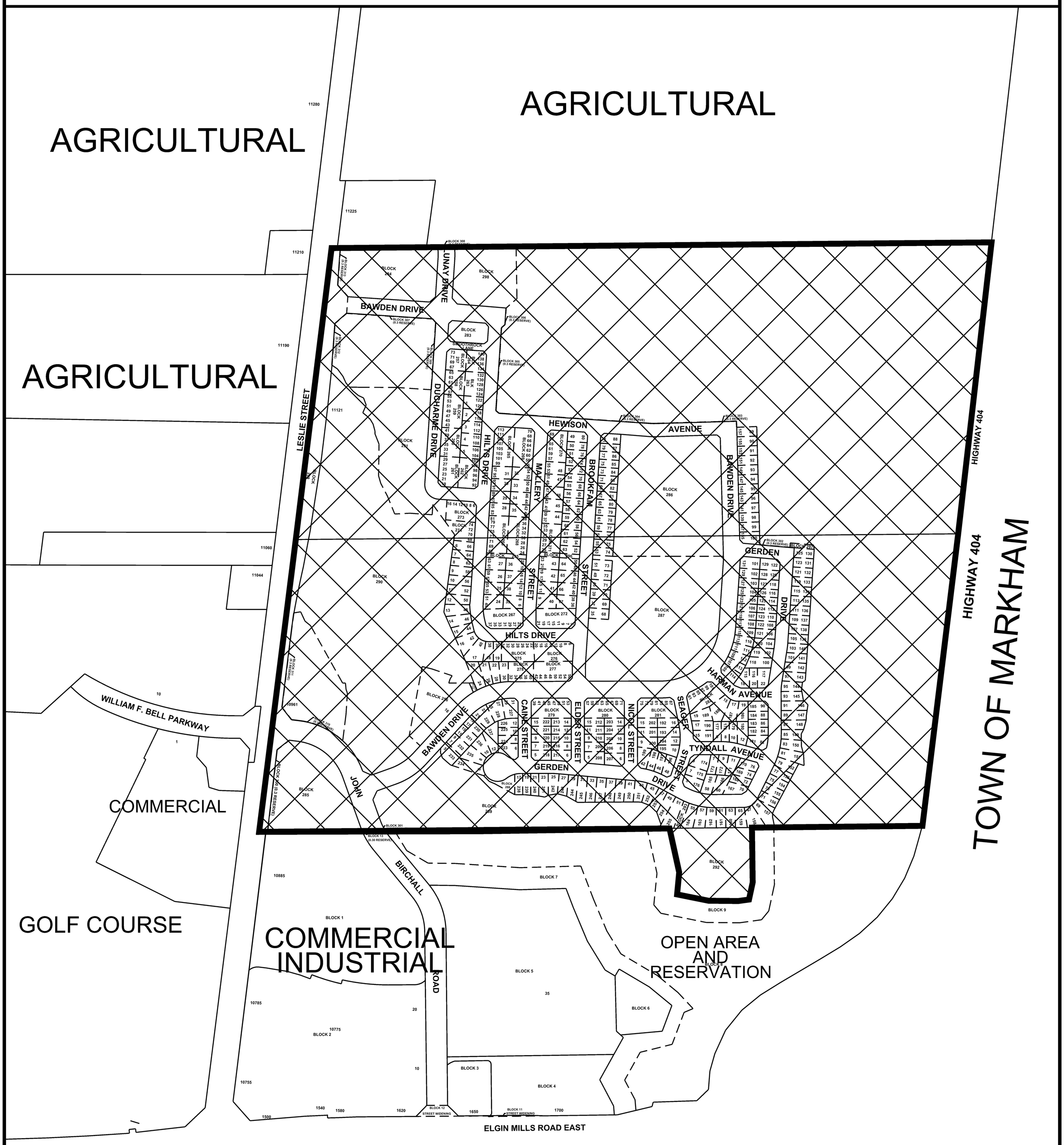
TOWN OF RICHMOND HILL
PLANNING AND REGULATORY SERVICES DEPARTMENT

MAP 2 - NEIGHBOURHOOD CONTEXT



SUBJECT LANDS

S1517055A.DGN

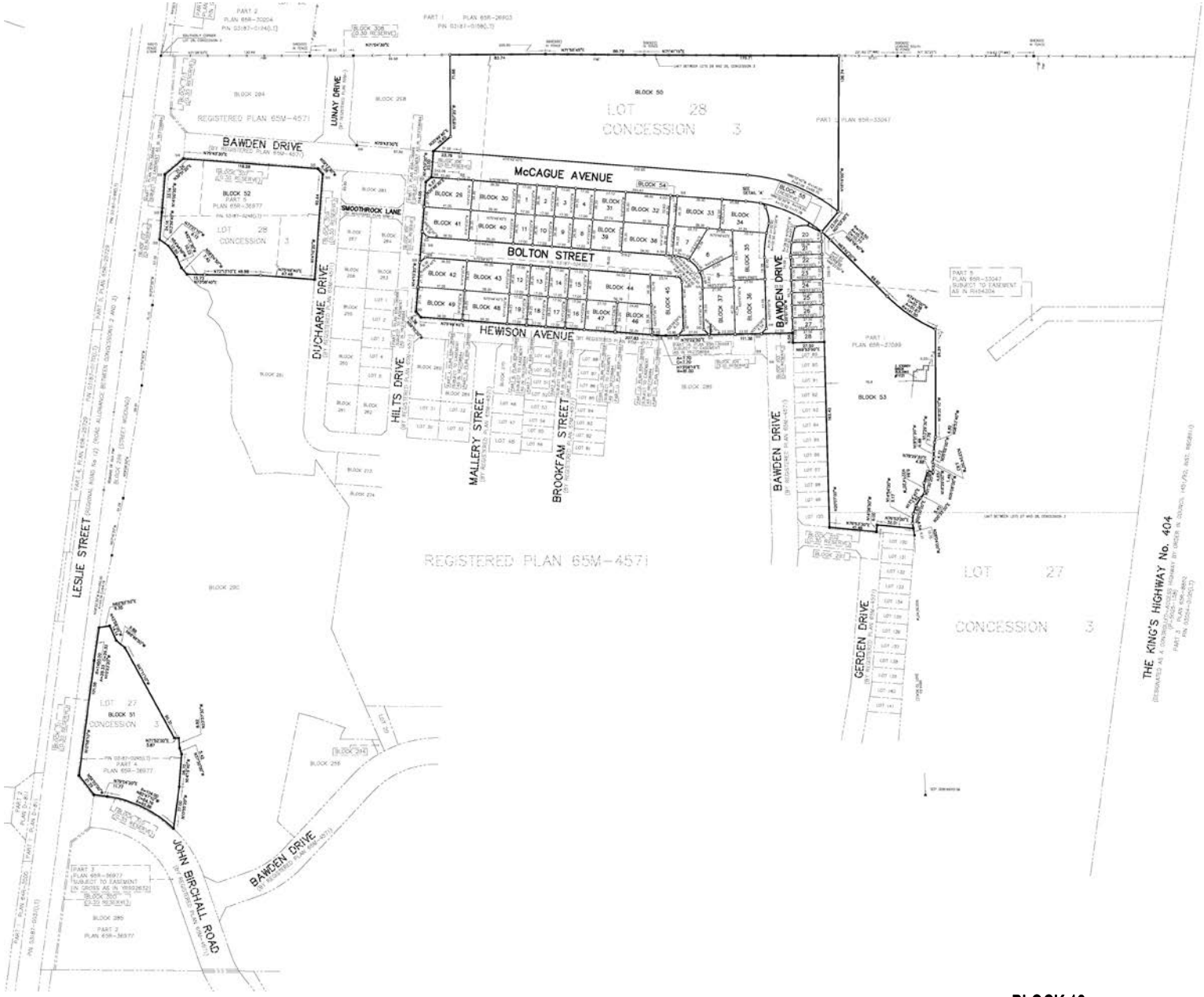
KP/SS SRPRS.18.086

BLOCK 13

FILE No. D15-17055

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

MAP 3 - LESLIE ELGIN PHASE 2



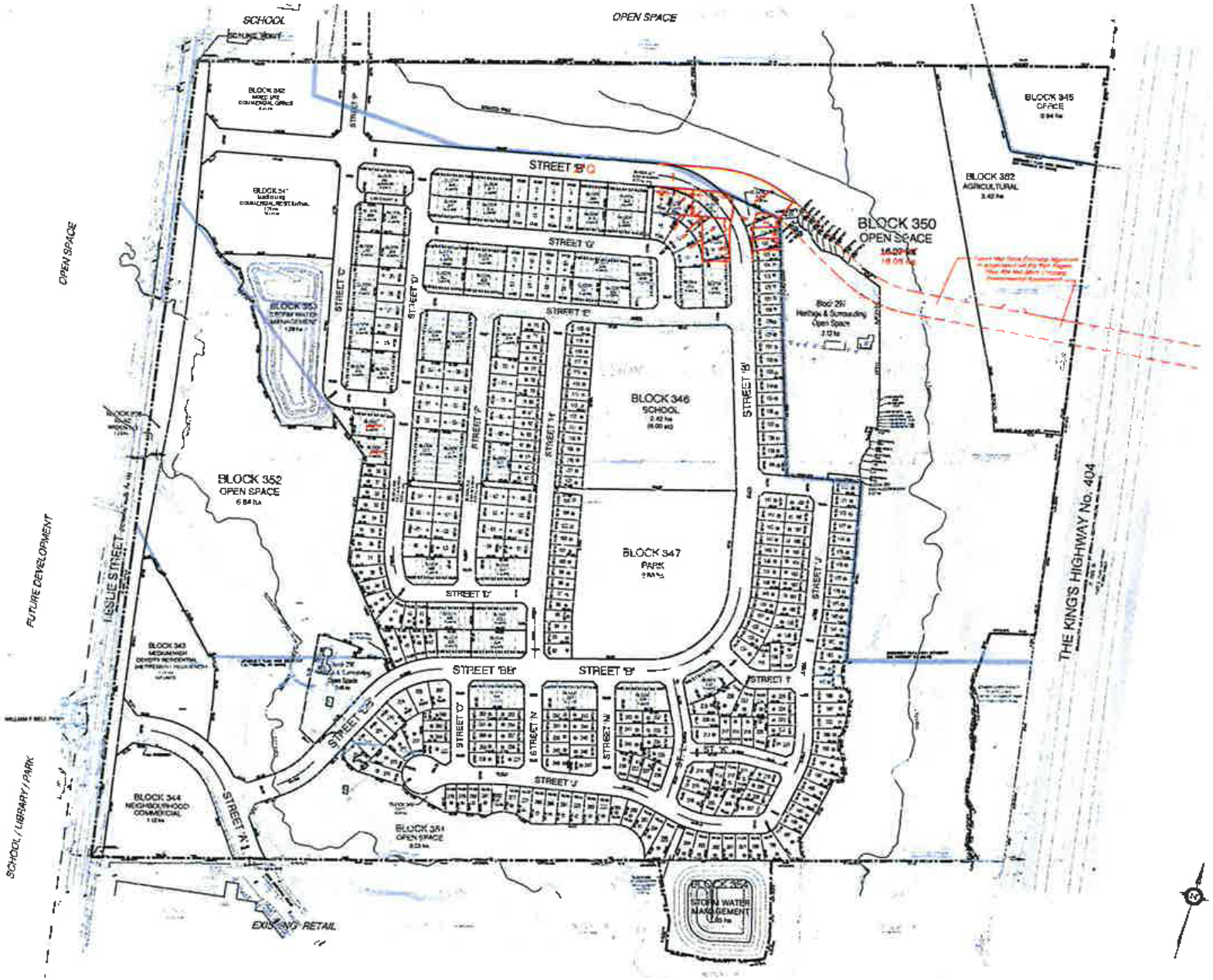
BLOCK 13

FILE NO. D15-17055

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY SERVICES DEPARTMENT

KP/SS SRPRS.18.076

MAP 4 - DRAFT PLAN OF SUBDIVISION



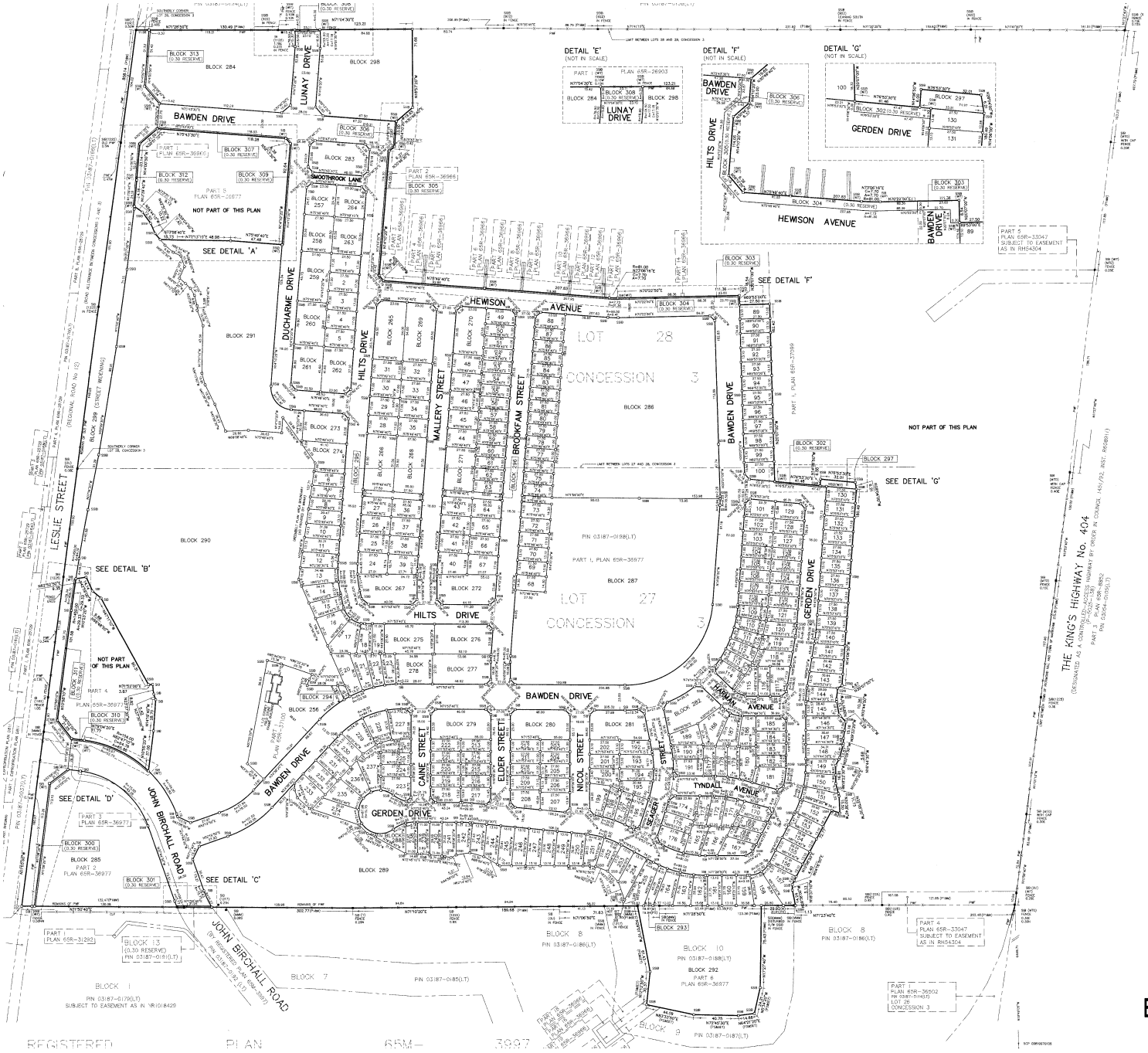
BLOCK 13

FILE NO. D15-17055

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY SERVICES DEPARTMENT

KP/SS SRPRS.18.076

MAP 5 - LESLIE ELGIN PHASE 1 (65M-4571)



BLOCK 13

FILE NO. D15-17055

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY SERVICES DEPARTMENT

KP/SS SRPRS.18.076