



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** April 23, 2018

**Report Number:** SRPRS.18.103

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** **SRPRS.18.103 - Request for Approval – Private Street Naming Application – Ideal (JS) Developments Inc. – Town File D15-18003**

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### **Owner:**

Ideal (JS) Developments Inc.  
1100 Rodick Road  
Markham, Ontario  
L4B 0B9

### **Agent:**

Evans Planning Inc.  
8481 Keele Street, Unit 12  
Vaughan, Ontario  
L4K 1Z7

### **Location:**

Legal Description: Blocks A, B and C, Plan 1916  
Municipal Addresses: 39, 53 and 67 Jefferson Sideroad

### **Purpose:**

A request for approval concerning a Private Street Naming Application to facilitate the naming of private streets to be established within an approved residential development to be constructed on the subject lands.

### **Recommendations:**

- a) That Staff Report SRPRS.18.103 regarding a Private Street Naming Application submitted by Ideal (JS) Developments Inc. for the lands known as Blocks A, B and C, Plan 1916 (Municipal Addresses: 39, 53 and 67 Jefferson Sideroad) be approved subject to the following:

- i) That the proposed private street names Bancroft Lane (P) and Kerns Lane (P) be approved in accordance with SRPRS.18.103; and,
- ii) That staff be directed to bring forward a by-law to a regularly scheduled Council meeting to implement the proposed private street names.

### Contact Person:

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

### Report Approval:

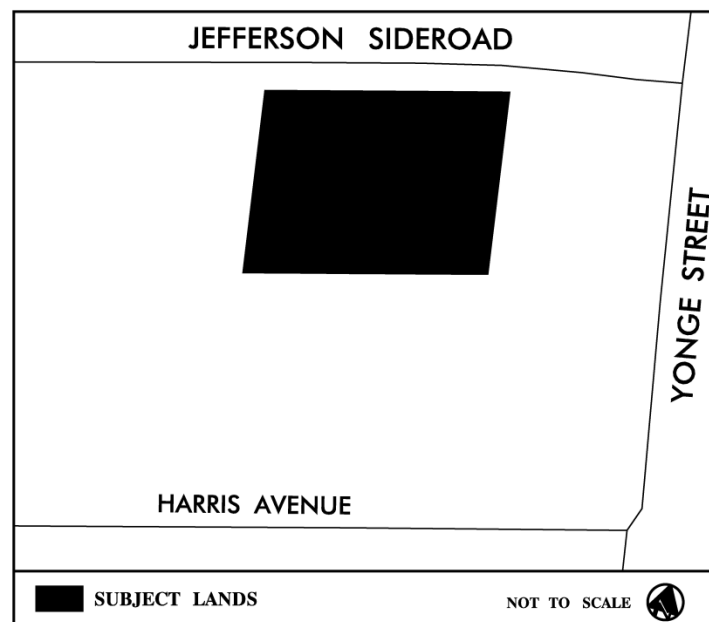
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**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 Private Street Naming application was received and deemed complete by the Town on January 18, 2018. The application was subsequently circulated for review and comment to various Town departments and external agencies.

The Ontario Municipal Board (OMB) has approved Zoning By-law Amendment and draft Plan of Subdivision applications (Town Files D02-14011 and D03-15009) to permit a residential development on the subject lands consisting of ninety-six (96) townhouse units. The OMB ordered that final approval of the draft Plan of Subdivision be delegated to the Town. The associated Site Plan application was also appealed to the OMB, and staff has been working with the applicant to finalize the approved drawings. It is further noted that draft Plan of Condominium applications for the lands are also under review (Town Files D05-15010 and D05-15011) and therefore, consideration of the applicant's Private Street Naming application is considered appropriate at this time. Accordingly, the purpose of this report is to seek Council's approval of the subject Private Street Naming Application.

## **Site Location and Adjacent Uses**

The subject lands are located on the south side of Jefferson Sideroad, west of Yonge Street, and have a total lot area of 1.13 hectares (2.79 acres). The lands are comprised of three (3) parcels municipally known as 39, 53 and 67 Jefferson Sideroad which are presently vacant (refer to Map 1). The lands abut Jefferson Sideroad to the north, residential lands to the west, and vacant lands to the south which are currently subject to active development applications proposing a 77 unit townhouse development. The lands to the east of the property are currently vacant, and south east of the property the lands municipally known as 12050 Yonge Street are approved for a six-storey mixed use building.

## **Owner's Request**

The applicant is seeking Council's approval of its proposal to facilitate the naming of two (2) private streets to be established as part of the approved residential development to be constructed on its land holdings.

## **Discussion**

The applicant has submitted a plan that depicts Kerns (P) and Bancroft (P) as the proposed street names for the private streets to be established on its land holdings (refer to Map 3). Staff has reviewed the application and advises that the proposed street names are appropriate for the following reasons:

- the names are listed on Council's Approved Street Names list (refer to Appendix "A");
- the suffix Lane (P) is consistent with Council's policy for denoting a private street;
- the street names would facilitate an addressing scheme for the residential dwelling units that would be consistent with the Town's municipal addressing policies,

specifically, sequential numbering with even numbers on one side of the private street and odd numbers on the other side;

- the street names would apply to the new streets to be established within the proposed residential development and would not affect the established residential uses within close proximity or the existing streets in the area; and,
- the Town's Fire and Emergency Services has reviewed the proposed naming plan and have advised that they have no concerns.

On the basis of the preceding, staff recommends that Council approve the applicant's Private Street Naming Application and direct staff to forward an implementing by-law to a regularly scheduled Council meeting for adoption.

### **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:**

The applicant is seeking Council's approval of its Private Street Naming Application submitted in consideration of its proposal to name the private streets to be established within the approved residential development to be constructed on its land holdings. In consideration of the preceding, it is recommended that this application be approved and that the implementing by-law be forwarded to a regularly scheduled Council meeting for adoption.

## **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, Extract from Council Approved Street Name List
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Proposed Street Naming

### Report Approval Details

Document Title:	SRPRS.18.103.docx
Attachments:	<ul style="list-style-type: none"><li>- MAP_1_AERIAL_PHOTOGRAPH.pdf</li><li>- MAP_2_NEIGHBOURHOOD_CONTEXT_SD15_18003A.pdf</li><li>- MAP_3_PROPOSED_STREET_NAMING.pdf</li><li>- Appendix A.docx</li></ul>
Final Approval Date:	Apr 10, 2018

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

**Gus Galanis - Apr 10, 2018 - 12:37 PM**

**Kelvin Kwan - Apr 10, 2018 - 12:40 PM**

**Neil Garbe - Apr 10, 2018 - 2:09 PM**