



Staff Report for Committee of the Whole Meeting

Date of Meeting: February 20, 2018

Report Number: SRPRS.18.053

Department: Planning and Regulatory Services

Division: Development Planning

Subject: Request for Approval – Private Street Naming Application – Primont Homes (Bayview) Inc. – Town File D15-17038 (SRPRS.18.053)

Owner:

Primont Homes (Bayview) Inc.
9130 Leslie Street, Suite 301
Richmond Hill, Ontario
L4B 0B9

Agent:

Primont Homes (Bayview) Inc.
9130 Leslie Street, Suite 301
Richmond Hill, Ontario
L4B 0B9

Location:

Legal Description: Part of Lot 56 Concession 1 E.Y.S. and Lot 14, Registered Plan 65M-2217

Municipal Address: 0 19th Avenue and 5 Glen Meadow Lane

Purpose:

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

Recommendations:

1. That Staff Report SRPRS.18.523 regarding a Private Street Naming Application submitted by Primont Homes (Bayview) Inc. for the lands known as Part of Lot 56, Concession 1 E.Y.S. and Lot 14, Registered Plan 65M-2217, Town File D15-17038, be approved subject to the following:

- a) That the proposed private street names (Credit Lane (P), Heart Lane (P), Ingersoll Lane (P), Shapely Lane (P) and Tiny Lane (P)) be approved in accordance with SRPRS.18.053; and,
- b) 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, Planning Technician, phone number 905-771-2470 and/or
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

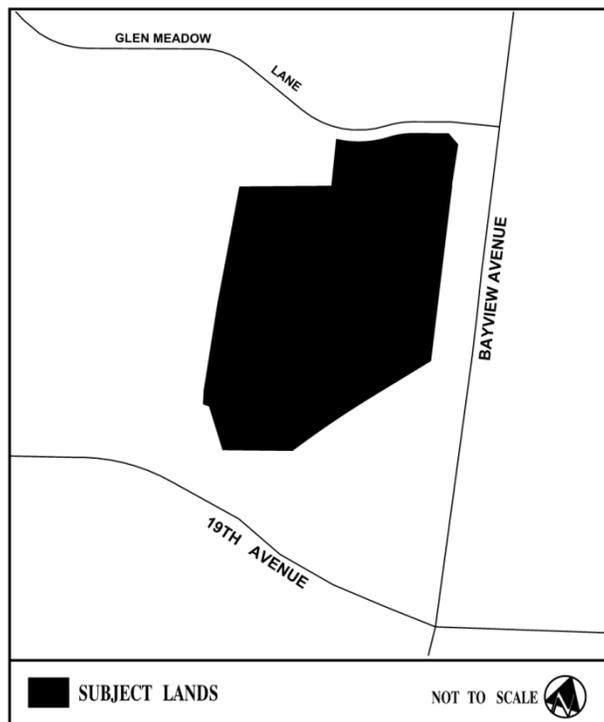
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 Private Street Naming application was received and deemed complete on July 31, 2017. The application was subsequently circulated for review and comment to various Town departments and external agencies.

Staff Report SRPRS.17.196 was brought forward to the December 4, 2017 Committee of the Whole meeting regarding the applicant's request to add five (5) names to the Council Approved Street Name List and to assign these names to the private roads within the approved residential development to be constructed on the subject lands. Staff recommended denial of the applicant's request, on the basis that the proposed names were not in keeping with the Town's Municipal Addressing and Street Naming Guide. Council supported staff's recommendation to refuse the applicant's Private Street Naming application. However at the subsequent Council meeting on December 11th, the applicant advised that they would like to revise their proposal to conform with the Town's street naming policies and the application was referred back to staff (refer to Appendix B).

The applicant has since submitted a revised Street Naming Plan which conforms to the Town's policies. The purpose of this report is to seek Council's approval of the applicant's Private Street Naming Application.

Site Location and Adjacent Uses

The subject lands are located on the west side of Bayview Avenue, north of 19th Avenue, and have a total lot area of 6.45 hectares (15.93 acres). The lands currently contain a single detached dwelling and abut Glen Meadow Lane to the north, Bayview Avenue to the east, CN Rail lands to the south and a woodlot to the west (refer to Map 1).

Owner's Request

The applicant is seeking Council's approval of its revised proposal to facilitate the naming of five (5) private streets to be established as part of the approved residential development to be constructed on the subject lands.

Discussion

The applicant has submitted a revised plan that depicts Credit (P), Heart (P), Ingersoll (P), Shapely (P) and Tiny (P) as the proposed street names for the private streets to be established on its land holdings. Staff has reviewed the application and advises that the proposed street names are appropriate for the following reasons:

- the proposed names are listed on Council's Approved Street Names list (refer to Appendix "A");
- the proposed suffix Lane (P) is consistent with Council's policy for denoting a private street;

- the proposed 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 proposed 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 revised 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
- Appendix B, Extract from Council Meeting Minutes – December 11, 2017
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Proposed Street Naming

Appendix A

Extract from Council Approved Street Name List

"C"

Calabogie
Canonto
Carling (19T-93027 – Phase 3)
Carlow
Carp
Cassegrain
Cecebe
Cepheid
Chalk
Chapple
Cheepash
Chemong
Clyde
Credit (D06-15080)
Crow
Cudmore (D03-15003)

"H"

Heard
Heart (D06-15080)
Hornepayne
Howick (D06-15077)

"I"

Ingersoll (D06-15080)
Ignace
Imogene
Innisfil

"S"

Sachigo
Salerno (D03-15003)
Saugeen
Seal
Seine

Seguin (19T-14003)

Serpent

Shapely (D06-15080)

Smoothrock (reserved for Leslie Elgin)

Spanish

Speed River

Spey (D03-15003)

Sulpher

Sunfish

Swallow River

"T"

Talon (19T-93027 – Phase 3)

Tay

Terrace Bay

Thessalon

Tiny (D06-15080)

Turtle (19T-14012)

Appendix B

Extract from Council Meeting Minutes – December 11, 2017

3.1.8 SRPRS.17.196 - Request for Approval - Private Street Naming Application - Primont Homes (Bayview) Inc. - File Number D15- 17038 (CW Item 11.8)

Moved by: Councillor Muench

Seconded by: Regional and Local Councillor Hogg

- a) That staff report SRCFS.17.196, regarding the Private Street Naming Application submitted by Primont Homes (Bayview) Inc., be referred to staff.

Carried

Report Approval Details

Document Title:	SRPRS.18.053.docx
Attachments:	- MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_NEIGHBOURHOOD_CONTEXT_SD15_17038A.png - MAP_3_STREET_NAMING_PLAN.pdf
Final Approval Date:	Feb 12, 2018

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

Gus Galanis - Feb 6, 2018 - 5:27 PM

Kelvin Kwan - Feb 7, 2018 - 3:35 PM

Neil Garbe - Feb 12, 2018 - 11:11 AM