



Staff Report for Committee of the Whole Meeting

Date of Meeting: May 22, 2018

Report Number: SRPRS.18.116

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.18.116 – Request for Approval – Private Street Naming Application – Elm Carrville (2016) Inc. – Town File D15-17056

Owner:

Elm Carrville (2016) Inc.
1931 Highway 7
Vaughan, Ontario
L4K 1V6

Agent:

KLM Planning Partners Inc.
64 Jardin Drive, Unit 1B
Vaughan, Ontario
L4K 3P3

Location:

Legal Description: Part of Lots 109, 110 and 111, Plan 1960
Municipal Addresses: 329 and 343 Carrville Road

Purpose:

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

Recommendations:

- a) That Staff Report SRPRS.18.116 regarding a Private Street Naming Application submitted by Elm Carrville (2016) Inc. for the lands known as Part of Lots 109, 110, and 111, Plan 1960 (Municipal Addresses: 329 and 343 Carrville Road) be approved subject to the following:

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- i) That the proposed private street name Howick Lane (P) be approved in accordance with SRPRS.18.116; and,
- ii) That staff be directed to bring forward a by-law to a regularly scheduled Council meeting to implement the approval of the proposed private street.

Contact Person:

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

Report Approval:

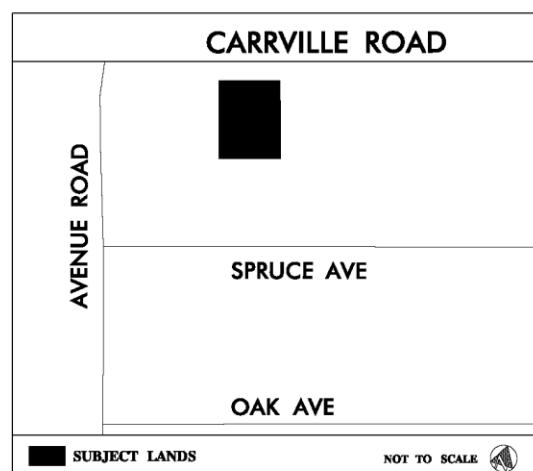
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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.



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Background:

The subject Private Street Naming application was received and deemed complete by the Town on December 22, 2017. The application was subsequently circulated for review and comment to various Town departments and external agencies.

A residential development comprised of 18 townhouse units (Town Files D02-11026) was approved by the Ontario Municipal Board (OMB) through its Order dated July 21, 2015. The OMB referred approval of the related draft Plan of Subdivision approval to the Town. The Town approved the draft Plan of subdivision for the lands on February 12, 2018. The associated Site Plan application (D06-15077) is nearing final approval 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 Carrville Road, east of Avenue Road (refer to Map 1) and have a total lot area of 0.47 hectares (1.16 acres). The lands are vacant and abut low-density residential uses to the south and east, Carrville Road to the north, and commercial lands to the west.

Owner's Request

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

Discussion

The applicant has submitted a Private Street Naming application that depicts Howick (P) as the proposed street name for the private street to be established on its land holdings (refer to Map 3). Staff has reviewed the application and advises that the proposed street name is considered appropriate for the following reasons:

- the name is 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 name 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 name would apply to the new street to be established within the proposed residential development and would not affect the established residential uses within close proximity of 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.

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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 to name the private street 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.

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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

Appendix A

Excerpts from Council Approved Street Name List

"H"

Heard

Heart (D06-15080)

Hornepayne

Howick (D06-15077)

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Report Approval Details

Document Title:	SRPRS.18.116.docx
Attachments:	<ul style="list-style-type: none">- MAP_1_AERIAL PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S1517056.pdf- MAP_3_PROPOSED_STREET_NAMING.pdf
Final Approval Date:	May 7, 2018

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

Gus Galanis - May 7, 2018 - 12:47 PM

Kelvin Kwan - May 7, 2018 - 1:48 PM

Neil Garbe - May 7, 2018 - 2:16 PM