



Staff Report for Committee of the Whole Meeting

Date of Meeting: July 3, 2018
Report Number: SRPRS.18.155

Department: Planning and Regulatory Services
Division: Development Planning

Subject: **SRPRS.18.155 – Request for Approval – Private Street Naming Application – Stateview Homes (Kings Landing) Inc. – Town File D15-18022**

Owner:

Stateview Homes (Kings Landing) Inc.
410 Chrislea Road, Units 15-16
Vaughan, Ontario
L4L 8B5

Agent:

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

Location:

Legal Description: Lots 1, 2, 3 and 4, Plan 563 and Part of Lots 31 and 32, Plan 202
Municipal Addresses: 272, 286, 296 and 298 King Road, and 4, 6 and 8 Parker Avenue

Purpose:

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

Recommendations:

- a) **That Staff Report SRPRS.18.155 regarding a Private Street Naming Application submitted by Stateview Homes (Kings Landing) Inc. for the lands known as Lots 1, 2, 3 and 4 Plan 563 and Part of Lots 31 and 32, Plan 202 (Municipal Addresses: 272, 286, 296 and 298 King Road, and 4, 6 and 8 Parker Avenue) be approved subject to the following:**

Page 2

- (i) That the proposed private street names **Firesteel Lane (P)** and **Mad River Lane (P)** be approved in accordance with **SRPRS.18.155**; 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 upon finalization of the development applications.

Contact Person:

Sarah Mowder, Planner I - Subdivisions, phone number 905-771-9996 Extension 3422 and/or
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

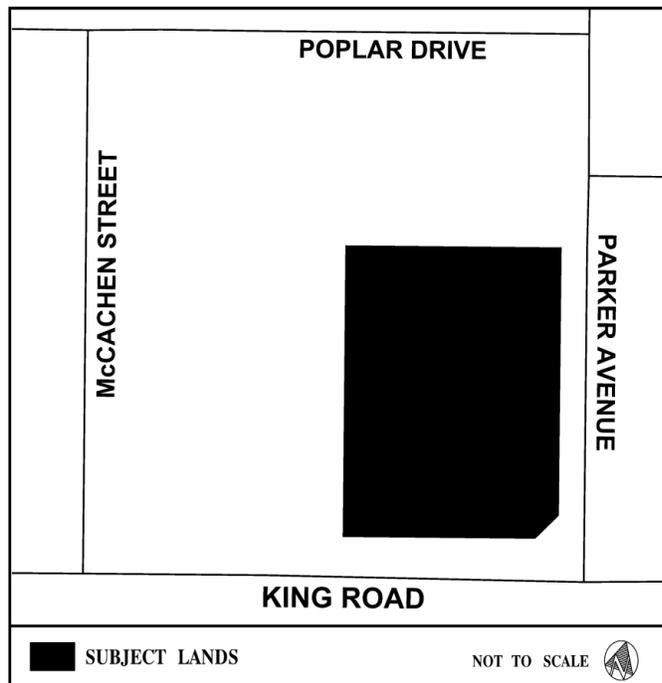
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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.



Page 3

Background:

The subject Private Street Naming application was received and deemed complete by the Town on May 8, 2018. The application was subsequently circulated for review and comment to the Town's Fire and Emergency Services Division.

Zoning By-law Amendment (D02-15010), draft Plan of Subdivision (D03-15001) and Site Plan (D06-15028) applications for a residential development comprised of a 43 unit common element condominium on the subject lands were appealed to the Ontario Municipal Board (now Local Planning Appeal Tribunal, LPAT) on May 30, 2017. A Settlement Hearing was held on May 1, 2018 respecting the applicant's appeal wherein the Tribunal issued an oral Decision approving the draft Plan of Subdivision application and withholding approval of the related Zoning By-law Amendment and Site Plan applications pending their finalization through the Town's Site Plan approval process. The applications are currently in the final stages of approval and have been circulated for sign off by various Town departments and external agencies. No changes to the layout of the development are expected.

The proposed development is to have two private roads that all 43 units will be accessed from. The two private streets are to be named through the enactment of a by-law in accordance with the Town's Municipal Street Naming and Addressing Guide (Guide). Accordingly, the purpose of this report is to seek Council's approval with respect to the applicant's Private Street Naming Application.

Site Location and Adjacent Uses

The subject lands are located at the northwest corner of King Road and Parker Avenue (refer to Map 1). The lands have an area of approximately 0.95 hectares (2.4 acres) and currently support five single detached dwellings, which are to be demolished. Abutting land uses include existing residential uses to the north, Parker Avenue to the east, King Road to the south and a proposed medium density residential development to the west (Town Files D02-16037, D03-16011 and D06-17088) that are proposed to have frontage along the extension of the private roads within the subject development.

It is noted that the proposed medium density residential development to the west of the subject lands is comprised of 10 semi-detached and 37 townhouse dwelling units. The frontages of these proposed units are to be along the continuation of the proposed private streets within the proposed development on the subject lands and are subject to this Street Naming Application.

Owner's Request

The applicant is seeking Council's approval of its proposal to name the two private streets to be established as part of the approval of the 43 unit residential development to be constructed on its land holdings.

Page 4

Discussion

The applicant has submitted a plan that depicts Firesteel Lane (P) and Mad River Lane (P) as the proposed street names for the private streets to be established on its land holdings. Staff has reviewed the application and considers the proposed street names 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; and,
- the Town's Fire and Emergency Services Division has reviewed the proposed naming plan and has advised 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 to name the private streets to be established within the approved residential development on its land holdings. In consideration of the preceding, staff recommends that the subject application be approved and that the implementing by-law be forwarded to a regularly scheduled Council meeting for adoption following the finalization of the proposed development applications.

Page 5

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, Excerpt 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

"F"

Fairy

Firesteel (D06-15028)

Forks

"M"

MacDowell (D06-10076)

MacFarlane

Machar

Mad River (D06-15028)

Makoop

Mapleton (19T-14003)

Marchington (D06-10076)

Marmion

Matawin

Mazinaw

McInness

Millman

Moira

Moonbeam (19T-93027 – Phase 3)

Moon River (19T-93027 – Phase 3)

Moose

Moutray

Murky

Muskoka (D03-12004)

Page 7

Report Approval Details

Document Title:	SRPRS.18.155 - Private Street Naming - D15-18022.docx
Attachments:	- MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_NEIGHBOURHOOD_CONTEXT_S15-18022A.pdf - MAP_3_PROPOSED_STREET_NAMING.pdf
Final Approval Date:	Jun 21, 2018

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

Gus Galanis - Jun 20, 2018 - 10:33 AM

Kelvin Kwan - Jun 20, 2018 - 11:33 AM

Neil Garbe - Jun 21, 2018 - 2:22 PM