



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

**Date of Meeting:** June 19, 2018

**Report Number:** SRPRS.18.146

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** Request for Approval – Addition of Names to Town’s Approved Street Name List and Private Street Naming Application – Livante Management (Hall Street) Inc. – Town File D15-18017 (SRPRS.18.146)

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### **Purpose:**

A request for approval to add street names to the Town’s Approved Street Name List for use within an approved residential development and to assign said names to the private streets to be established as part of an approved residential development to be constructed on the subject lands.

### **Recommendations:**

- a) That Staff Report SRPRS.18.146 regarding a Private Street Naming Application submitted by Livante Management (Hall Street) Inc. for the lands known as Part of Lot 48, Concession 1, W.Y.S. (Municipal Address: 107 Hall Street) be approved subject to the following:
  - i) That the street names “Doctor Jim” and “Doctor Lillian” be approved by Council and added to the Town’s Approved Street Name List for use within the applicant’s approved residential development (Town File D02-15017); 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 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:

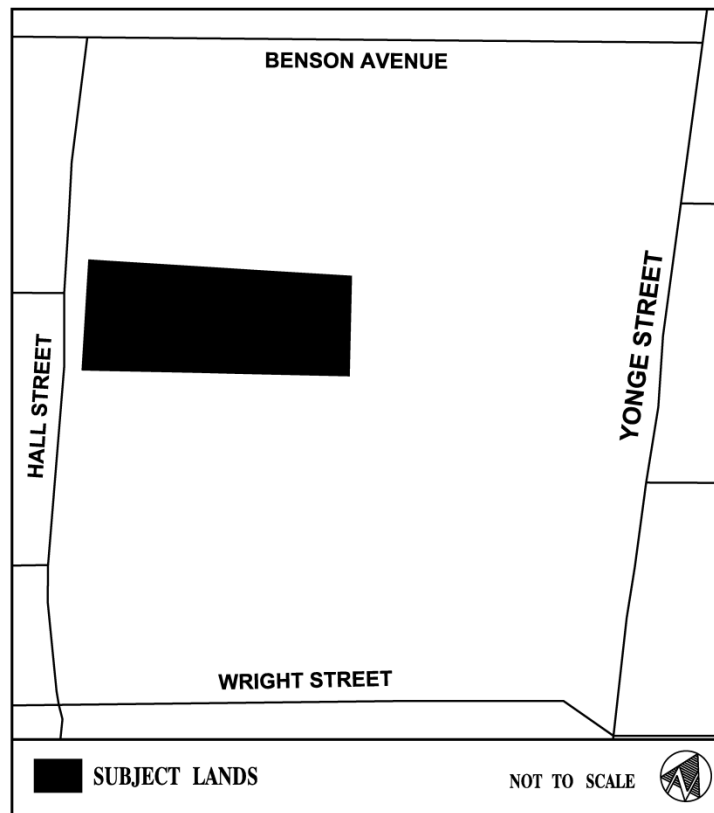
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**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 April 17, 2018. The application was subsequently circulated for review and comment to various Town departments and external agencies. Related Zoning By-law Amendment (D02-15017) and draft Plan of Subdivision (D03-15005) applications to permit a residential development on the subject lands consisting of 22 block townhouses and a relocated heritage dwelling was approved by the Ontario Municipal Board (OMB) on January 19, 2017. The final Board Order respecting the Zoning By-law has been withheld until the associated Site Plan (D06-16095) is approved. The review of the Site Plan application has reached a stage wherein the configuration of the streets is not expected to change. It is further noted that a draft Plan of Condominium application (D05-16012) for the lands is also under review and therefore consideration of the applicant's Private Street Naming application is considered appropriate at this time.

It should be noted the applicant's original submission proposed street names from the Town's Approved Street Name List to be used for the development of the subject lands. Through the review of the application, staff identified an opportunity to select street names for this development which would reflect the local historical importance of the lands. Since no appropriate names were available on the Approved List, staff, in consultation with the local Councillor, proposed the names "Doctor Jim" and "Doctor Lillian" (the significance of these names is discussed below). Accordingly, the purpose of this application is to add these names to the Town's Approved List and subsequently use them for the residential development on their land holdings.

## **Discussion:**

### **Proposed Street Names**

The applicant is seeking approval to add the street names "Doctor Jim" and "Doctor Lillian" to the Town's Council Approved Street Name List for use within the approved residential development to be constructed on its land holdings. In accordance with the Town's *Municipal Street Naming and Addressing Guide* (Guide), the proposed street names are to be assessed on the basis of the proposed names' conformity with the policies contained therein. 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 identity 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 street name “Doctor Lillian” qualifies under category “C”, as it honours an individual for local historical reasons. Dr. Lillian Langstaff (1883-1978) was one of five Langstaff doctors to operate out of Holmwood, a designated heritage building located on the subject lands. Dr. Lillian and her husband Dr. Rolph Langstaff operated a medical practice together from 1905 to 1938. Dr. Lillian also made significant contributions to the community through her work at the Women’s Jail Farm and the Mercer Reformatory Clinic.

The proposed street name “Doctor Jim” also qualifies under category “C”, as it honours Dr. James Rolph Langstaff (1911-2000), known by the community as Dr. Jim. Dr. Jim was the son of Dr. Lillian and the third generation of Langstaff doctors to practice out of the Holmwood House. Dr. Jim also played a key role in the establishing and developing the York Central Hospital, and was the hospital’s first Chief of Staff.

The Guide directs that streets named after individuals shall be a posthumous honour and written consent from the individual’s surviving family is required. Staff advises that the surviving family members of Dr. Lillian Langstaff and Dr. Jim Langstaff have provided written consent for use of the names “Doctor Lillian” and “Doctor James” on the subject lands (refer to Appendix A).

### **Process for Assigning Approved Street Names**

In accordance with the provisions of the Guide, proposed street names are to be assessed on the basis of their conformity with the policies contained therein. In this regard, Section 1.1 of the Guide requires that:

**“For any new public or private streets within a development, excluding the extension of any existing streets, a minimum of one street and no less than 50% of all streets must be assigned a street name(s) from the Approved Street Name List based on the first five priority categories as set out in Section 1.2. This selection excludes approved street name(s) that were proposed by the proponent (i.e. within a development with two new streets, one street must be assigned a name from the five priority categories in Section 1.2.5, and the other street may be assigned a Council approved street name that was proposed by the proponent).”**

As previously mentioned, the street names “Doctor Jim” and “Doctor Lillian” were proposed by Town staff through the review of the subject Private Street Naming application. With Council’s approval of the addition of these names to the Town’s Approved Street Name List, the assignment of these street names to the two private streets will comply with the Guide’s requirement for a minimum of one (1) street name and no less than 50% of street names being from the Town’s Approved Street Name List, as both of these names were proposed by Town staff.

### **Recommendation**

Staff has reviewed the subject application and considers the proposed street names appropriate for the following reasons:

- the proposed street names comply with the Guide for the reasons outlined above;
- 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 and the Region of York staff have advised they have no concerns with the proposed street names.

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 request to add the street names "Doctor Jim" and "Doctor Lillian" to the Town's Council Approved Street Name List for use within the approved residential development to be constructed on its land holdings. In consideration of the preceding, staff recommend 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.

## **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 – Correspondence with Judy Langstaff
- Map 1 - Aerial Photograph
- Map 2 - Neighbourhood Context
- Map 3 - Proposed Street Naming

### Report Approval Details

Document Title:	SRPRS.18.146.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A.pdf</li><li>- MAP_1_AERIAL_PHOTOGRAPH.pdf</li><li>- MAP_2_NEIGHBOURHOOD_CONTEXT_S1518017.pdf</li><li>- MAP_3_PROPOSED_STREET_NAMING.pdf</li></ul>
Final Approval Date:	Jun 8, 2018

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

**Gus Galanis - Jun 7, 2018 - 9:33 AM**

**Kelvin Kwan - Jun 7, 2018 - 10:23 AM**

**Neil Garbe - Jun 8, 2018 - 10:59 AM**