



Staff Report for Committee of the Whole Meeting

Date of Meeting: September 4, 2018

Report Number: SRPRS.18.171

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.18.171 – Request for Approval – Private Street Naming Application – CIM Developments Inc. – 10747 Bayview Avenue – Town File D15-18008

Owner/Agent:

CIM Developments Inc.
#502-55 Commerce Valley Drive W.
Markham, Ontario
L3T 7V9

Location:

Legal Description: Part of Lot 25, Concession 2, E.Y.S.
Municipal Address: 10747 Bayview Avenue

Purpose:

A request for approval to add two (2) names to the Council Approved Street Name List and to assign street names to private streets within an approved residential development to be constructed on the subject lands.

Recommendation(s):

- a) That Staff Report SRPRS.18.171 regarding a Private Street Naming Application submitted by CIM Developments Inc. for the lands known as Part of Lot 25, Concession 2, E.Y.S. (Municipal Address: 10747 Bayview Avenue), Town File D15-18008, be approved subject to the following:
 - (i) That the names “Icelobe” and “Kingspeak” be added to the Council Approved Street Name List;
 - (ii) That the proposed private street names (Kingspeak Lane (P), Icelobe Lane (P), MacDowell Lane (P), Marchington Lane (P) and Vanderburgh Lane (P)) be approved in accordance with SRPRS.18.171; and,

- (iii) **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:

Joseph M. Liberatore, Planning Technician, phone number 905-747-6354 and/or Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

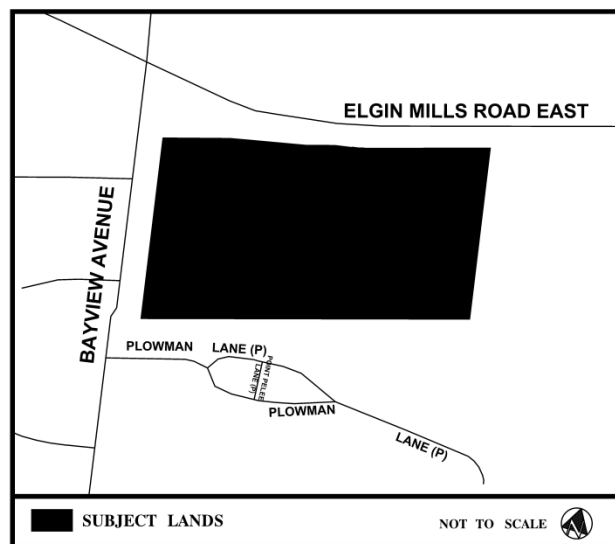
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 the person listed under “Contact Person” above.



Background:

The subject Private Street Naming application was received and deemed complete by the Town on February 21, 2018. The application was subsequently circulated for review and comment to various Town departments and external agencies.

Official Plan Amendment (D01-10008), Zoning By-law Amendment (D02-10024), Draft Plan of Subdivision (D03-10076), and Site Plan (D06-10076) applications to facilitate the construction of a residential development comprised of 81 townhouse dwelling units in Phase 1 and two 6-storey buildings containing a total of 225 dwelling units and 3,004 square metres (32,330 square feet) of commercial space in Phase 2, were appealed to the Ontario Municipal Board (now Local Planning Appeal Tribunal, LPAT) on October 14, 2015. A hearing was held on May 10, 2018 respecting the applicant's appeals and the Tribunal issued an Interim Decision on May 30, 2018 approving in principle the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision. The Zoning By-law Amendment is pending final approval subject to the finalization of the Site Plan Approval Process.

The proposed development is to have five (5) internal private roads providing access to units within the development. The five (5) private roads are to be named through the enactment of a by-law in accordance with the Town's *Municipal Street Naming and Addressing 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 on the east side of Bayview Avenue, south of Elgin Mills Road East, and have a total lot area of 3.73 hectares (9.21 acres). The lands currently abut Elgin Mills Road East to the north, a single detached dwelling to the east, townhouse dwellings to the south and Bayview Avenue to the west (refer to Map 1).

Owner's Request:

The applicant is seeking Council's approval to add two (2) names to the Town's Council Approved Street Name List and to assign these names as well as three (3) other names from the Council Approved Street Name list to the private streets that are to be situated within the approved residential development to be constructed on the subject lands. Specifically, the applicant is seeking Council's approval to add the street names "Kingspeak" and "Icelobe" to the Council Approved Street Name List and to assign the street names Kingspeak Lane (P), Icelobe Lane (P), MacDowell Lane (P), Marchington Lane (P) and Vanderburgh Lane (P) to the approved residential development.

Discussion:

The applicant's request has been circulated to York Region as well as the Town's Fire and Emergency Services Division as per the Town's standard process. Both agencies have advised that they have no objections to the proposed street names.

Notwithstanding the above, in accordance with the Town's *Municipal Street Naming and Addressing Guide*, proposed street names are to be assessed on the basis of their conformity with the policies contained within the Guide. 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).”

Further, at least 50% of the proposed street names must be selected from a minimum of 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.”***

Staff has undertaken a review of the applicant's request in the context of the Town's *Municipal Street Naming and Addressing Guide* and has concluded that the proposed names meet the above requirements. More specifically, the proposal includes five (5) new street names, three (3) of which are already listed on the Town's Council Approved Street Name List meeting the requirement that a minimum of one street and no less than 50% of all streets must be selected from the Approved Street Name List. Secondly, the two (2) proposed street names have been selected from the categories described above.

On the basis of the preceding, staff recommends the addition of the proposed street names “Kingspeak” and “Icelobe” to the Town’s Council Approved Street Name List and 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 recommendations of this report do 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 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 the 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

Report Approval Details

Document Title:	SRPRS.18.171 - D15-18008.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.docx- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_SD1518008.pdf- MAP_3_PROPOSED_STREET_NAMING_NEW.pdf
Final Approval Date:	Aug 23, 2018

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

Gus Galanis - Aug 20, 2018 - 11:09 AM

Kelvin Kwan - Aug 20, 2018 - 12:26 PM

Neil Garbe - Aug 23, 2018 - 9:33 AM