



Staff Report for Committee of the Whole Meeting

Date of Meeting: September 4, 2018

Report Number: SRPRS.18.172

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.18.172 – 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. This report is following Council's motion from the July 9th, 2018 Council meeting to refer the application back to Staff for consideration of an unapproved street name.

Recommendation(s):

- a) **That Staff Report SRPRS.18.172 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**

Page 2

202 (Municipal Addresses: 272, 286, 296 and 298 King Road, and 4, 6 and 8 Parker Avenue) be approved subject to the following:

- (i) That the name Globemaster be added to the Council Approved Street Name List;**
- (ii) That the proposed private street names Firesteel Lane (P) and Globemaster Lane (P) be approved in accordance with SRPRS.18.172; and,**
- (ii) That staff be directed to bring a by-law forward 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 905-771-5475, and/or Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

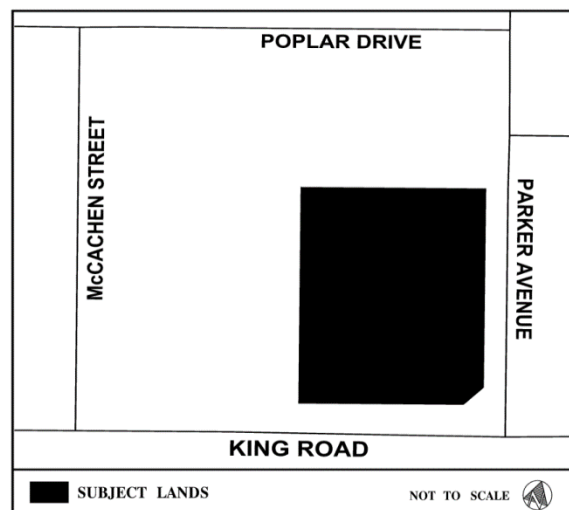
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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. On July 3, 2018, Committee of the Whole endorsed the recommendations of staff report SRPRS.18.155 and approved Firesteel Lane and Mad River Lane as street names for the proposed development on the subject lands.

On July 5, 2018, the Town received a letter from the applicant proposing to change the approved street names (refer to Appendix B). At the July 9, 2018 Council meeting, Council put forward a motion to name the two proposed private streets to commemorate the Town of Richmond Hill's two Air Cadet Squadrons, being the 778 Banshee Squadron (established in 1969), and the 8 Globemaster Squadron (established in 2012) resulting in the private streets being renamed Banshee Lane and Globemaster Lane. However, this motion failed to carry due to the name Banshee already having been renounced by Council at the June 9, 2015 Council meeting (refer to Appendix C).

Following the motion's refusal, Council put forward another motion to approve Firesteel Lane and Globemaster Lane as private street names for this application. However, as a result of Globemaster not being on the Council Approved Street Name List, a motion to refer the application back to staff for a report in the Fall of 2018 was put forward to ensure that Globemaster Lane is appropriate for approval and assignment through this application (refer to Appendix C).

The purpose of this report is to recommend that Council approve and add the name Globemaster to the Council Approved Street Name List, in addition to assigning Firesteel Lane (P) and Globemaster Lane (P) for the proposed development on the subject lands.

Site Context 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 are currently vacant.

Zoning By-law Amendment (File D02-15010), draft Plan of Subdivision (File D03-15001) and Site Plan (File D06-15028) applications to facilitate the construction of a 43 unit common element condominium residential development 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 whereby the Tribunal issued an oral decision approving the draft Plan of Subdivision application and is withholding its Final Order respecting the Zoning By-law Amendment and Site Plan applications pending finalization of the Site Plan approval process. The applications are currently in the final stages of review and have been

Page 4

circulated for sign off by various Town departments and external agencies. No changes to the layout of the development are expected.

The proposed development will have two private streets 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.

The lands abut 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. The proposed medium density residential development to the west of the subject lands (Town Files D02-16037, D03-16011 and D06-17088) is comprised of 10 semi-detached and 37 townhouse dwelling units with frontages proposed along the continuation of both proposed private streets contained within 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 a 43 unit residential development to be constructed on its land holdings.

Discussion:

The applicant has submitted a plan that depicts Firesteel Lane (P) and Globemaster Lane (P) as the proposed street names for the private streets to be established on its land holdings. Firesteel is a name selected from the Council Approved Street Name List, however, Globemaster is not. Following Council's motion at the July 9, 2018 Council meeting, Staff circulated the proposed street name, Globemaster, to Fire and Emergency Services, as well as the Region of York for their review and comment. Staff has reviewed the application and considers the proposed street names appropriate for the following reasons:

- the proposed name Firesteel is listed on Council's Approved Street Names List (refer to Appendix A);
- Globemaster is in conformity with Section 1.3 of the Municipal Street Naming and Addressing Guide;
- the Region of York has included the name Globemaster Lane in their Reservation System for the Town of Richmond Hill;
- 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,

Page 5

- the Town's Fire and Emergency Services has reviewed the proposed naming plan and 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 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 on its land holdings. In consideration of the preceding, Staff recommends that the subject application be approved and the implementing by-law be forwarded to a regularly scheduled Council meeting for adoption following the finalization of the proposed development applications.

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
- Appendix B, Letter dated July 5th, 2018 from the Applicant
- Appendix C, Extract from July 9th, 2018 Council Meeting
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Proposed Street Naming

Page 6

Report Approval Details

Document Title:	SRPRS.18.172 .docx
Attachments:	<ul style="list-style-type: none">- Appendix A.pdf- Appendix B.pdf- Appendix C.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S15-18022A_2.pdf- MAP_3_PROPOSED_STREET_NAMING.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 - 10:54 AM

Kelvin Kwan - Aug 20, 2018 - 12:25 PM

Neil Garbe - Aug 23, 2018 - 9:31 AM