



Staff Report for Committee of the Whole Meeting

Date of Meeting: September 17, 2018

Report Number: SRPRS.18.186

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.18.186 – Request for Approval – Private Street Naming Application – Ideal (MM) Developments Inc. – Town File D15-18033 (Related File D06-13029)**

Owner:

Ideal (MM) Developments Inc.
110 Rodick Road
Markham, Ontario
L3R 8C3

Agent:

Walker Nott Dragicevic Associates Limited
90 Eglinton Avenue East, Suite 701
Toronto, Ontario
M4P 2Y3

Location:

Legal Description: Part of Lot 147, Registered Plan 2383
Municipal Addresses: 219 and 227 Major Mackenzie Drive East

Purpose:

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

Recommendations:

- a) **That Staff Report SRPRS.18.186 regarding a Private Street Naming Application submitted by Ideal (MM) Developments Inc. for the lands known as Part of Lot 147, Plan 2383 (Municipal Addresses: 219 and 227 Major Mackenzie Drive East) be approved subject to the following:**

Page 2

- (i) That the proposed private street name Garson Lane (P) be approved in accordance with SRPRS.18.186; 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 name.

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:

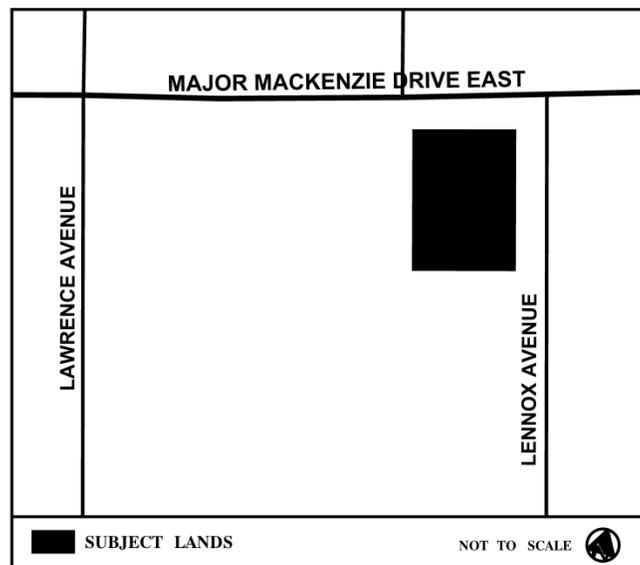
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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.



Page 3

Background:

The subject Private Street Naming Application was received and deemed complete by the Town on June 22, 2018. The application was subsequently circulated for review and comment to various Town departments and external agencies.

Zoning By-law Amendment and Site Plan Applications (Town Files D02-13009 and D06-13029) were submitted in 2013 to facilitate the construction of a residential development comprised of 11 townhouse units on a private road on the subject lands. These applications were appealed to the Ontario Municipal Board (now Local Planning Appeal Tribunal, LPAT) on May 27, 2016 on the basis of the Town's failure to approve the plans in accordance with the statutory timing requirements for same outlined in the *Planning Act*. A hearing was held on March 6, 2017 respecting the applicant's appeals and the Board issued its Order on May 25, 2017 approving in principle the proposed Zoning By-law Amendment and Site Plan applications. The applicant subsequently submitted a revised Site Plan submission to the Town on December 18, 2017. The applications are currently under review and nearing final approval.

In accordance with the Town's Municipal Street Naming and Addressing Guide, the private road to be constructed within the development is to be named through the enactment of a by-law. Therefore, 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 south side of Major Mackenzie Drive East, west of Lennox Avenue, and have a total lot area of 0.153 hectares (0.379 acres). The lands abut Major Mackenzie Drive East to the north, Lennox Avenue to the east, and low density residential uses to the south and west (refer to Map 1).

Owner's Request:

The applicant is seeking Council's approval of its proposal to name one (1) private street to be established as part of the residential development to be constructed on the subject lands.

Discussion:

The applicant has submitted a Plan that depicts Garson Lane (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 considers the proposed street name 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;

Page 4

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.

On the basis of the proceeding, 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 street to be established within the approved residential development to be constructed on its land holdings. In consideration of the preceding, staff recommends the subject application be approved and that the implementing by-law be forwarded to a regularly scheduled Council meeting for adoption.

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

Page 6

Report Approval Details

Document Title:	SRPRS.18.186 - D15-18033.docx
Attachments:	- Appendix A.docx - MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_NEIGHBOURHOOD_CONTEXT.pdf - MAP_3_PROPOSED_STREET_NAME.pdf
Final Approval Date:	Sep 4, 2018

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

Gus Galanis - Aug 31, 2018 - 3:42 PM

Kelvin Kwan - Sep 4, 2018 - 12:01 PM

Neil Garbe - Sep 4, 2018 - 2:57 PM