



Staff Report for Committee of the Whole Meeting

Date of Meeting: March 18, 2019

Report Number: SRPRS.19.049

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.049 - Request for Approval - Private Street Naming Application - Stateview Homes (Kings Landing) Inc. - Town File D15-19007**

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 naming of two private streets to be established within a residential development to be constructed on the subject lands.

Recommendation:

- a) **That Staff Report SRPRS.19.049 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 **Banshee Lane (P)** and **Globemaster Lane (P)** be approved in accordance with **SRPRS.19.049**; 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 names upon finalization of the development applications.

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:

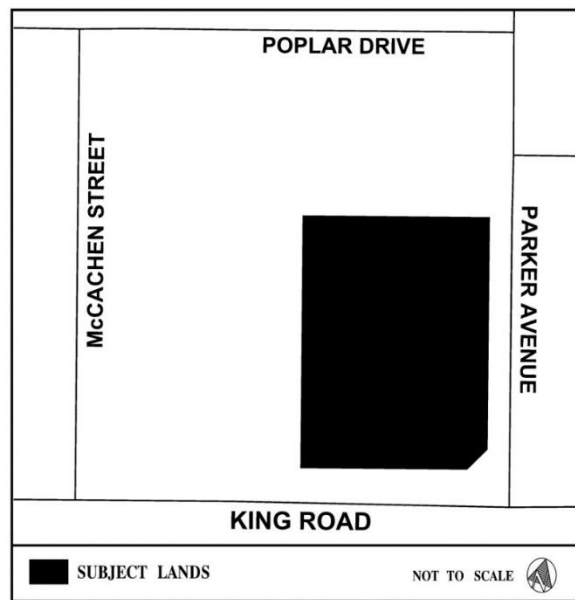
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 person listed under “Contact Person” above.



Page 3

Background:

The subject Private Street Naming application was received and deemed complete by the Town on January 24, 2019.

The applicant previously submitted a Private Street Naming Application in 2018 (Town File D15-18022), which requested assignment of Firesteel Lane (P) and Mad River Lane (P) for the proposed residential development to be constructed on the subject lands. The request was approved at the Committee of the Whole meeting on July 3, 2018 (Staff Report SRPRS.18.155). At the following Council meeting on July 9, 2018, Council put forward a motion to rename the two proposed private streets to commemorate the Town of Richmond Hill's two Air Cadet Squadrons, being the 778 Banshee Squadron and the 8 Globemaster Squadron, resulting in the private streets being renamed Banshee Lane and Globemaster Lane. However, this motion failed and the street name Banshee was not approved by Council.

At the same meeting, Council put forward another motion to approve Firesteel Lane and Globemaster Lane as private street names for Town File D15-18022. 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 to the proposed development.

On September 4, 2018, staff brought forward Staff Report SRPRS.18.172 to Committee of the Whole to add the name "Globemaster" to the Council Approved Street Name List which was approved. The report also recommended that "Globemaster" and "Firesteel" be assigned to the proposed development with a by-law that would be brought to a regularly scheduled Council meeting. However, prior to the passing of the by-law, Council at its December 17, 2018 meeting added "Banshee" to the Town's Approved Street Name List.

The applicant has now submitted a new request for approval of private street names to reflect the name that was added through their previous request (D15-18022) Globemaster Lane (P) and the street name addition that was carried at the December 17, 2018 Council meeting Banshee Lane (P). 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 ("the Guide"). The purpose of this report is to seek Council's approval with respect to the applicant's Private Street Naming Application.

Page 4

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 a decision approving the draft Plan of Subdivision application and withheld its Final Order respecting the Zoning By-law Amendment and Site Plan applications pending finalization of the Site Plan approval process. The aforementioned applications are currently in the final stages of review 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 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 (Town Files D02-16037, D03-16011 and D06-17088). The proposed development to the west is comprised of 10 semi-detached and 37 townhouse dwelling units with frontages proposed along the continuation of both proposed private streets that are the subject of 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 Banshee Lane (P) and Globemaster Lane (P) as the proposed street names for the private streets to be established on its land holdings. Both Banshee and Globemaster are listed on the Council Approved Street Name List. 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 suffix Lane (P) is consistent with Council's policy for denoting a private street;
- the 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 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 of the existing streets in the area.

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 streets to be established within the approved residential development to be constructed 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.

Page 6

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

Report Approval Details

Document Title:	SRPRS.19.049 - Private Street Naming - Stateview Homes (Kings Landing) Inc. - D15-19007.docx
Attachments:	- Appendix A.docx - MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_NEIGHBOURHOOD_CONTEXT_S15-19007.pdf - MAP_3_PROPOSED_STREET_NAMING.pdf
Final Approval Date:	Feb 28, 2019

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

Gus Galanis - Feb 28, 2019 - 10:47 AM

Kelvin Kwan - Feb 28, 2019 - 11:56 AM

Neil Garbe - Feb 28, 2019 - 1:58 PM