



Staff Report for Committee of the Whole Meeting

Date of Meeting: May 21, 2019

Report Number: SRPRS.19.077

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.19.077 - Request for Approval - Private Street Naming Application - Dogliola Developments Ltd. - City File D15-18010

Owner/Agent:

Dogliola Developments Ltd.
1681 Langstaff Road, Unit 1
Vaughan, Ontario
L4K 5T3

Location:

Legal Description: Part of Lots 51 and 52, Concession 1, W.Y.S.
Municipal Addresses: 10944 to 10956 Yonge Street

Purpose:

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

Recommendation:

- a) That Staff Report SRPRS.19.077 regarding the Private Street Naming Application submitted by Dogliola Developments Ltd. for the lands known as Part of Lots 51 and 52, Concession 1, W.Y.S. (Municipal Addresses: 10944 to 10956 Yonge Street) be approved subject to the following:
 - (i) That the proposed private street names Bracebridge Lane (P), Carlow Lane (P), Nine Mile Lane (P), Otonabee Lane (P), Speed River Lane (P) and Terrace Bay Lane (P) be approved in accordance with SRPRS.19.077; 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

Page 2

private street names upon finalization of the related 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:

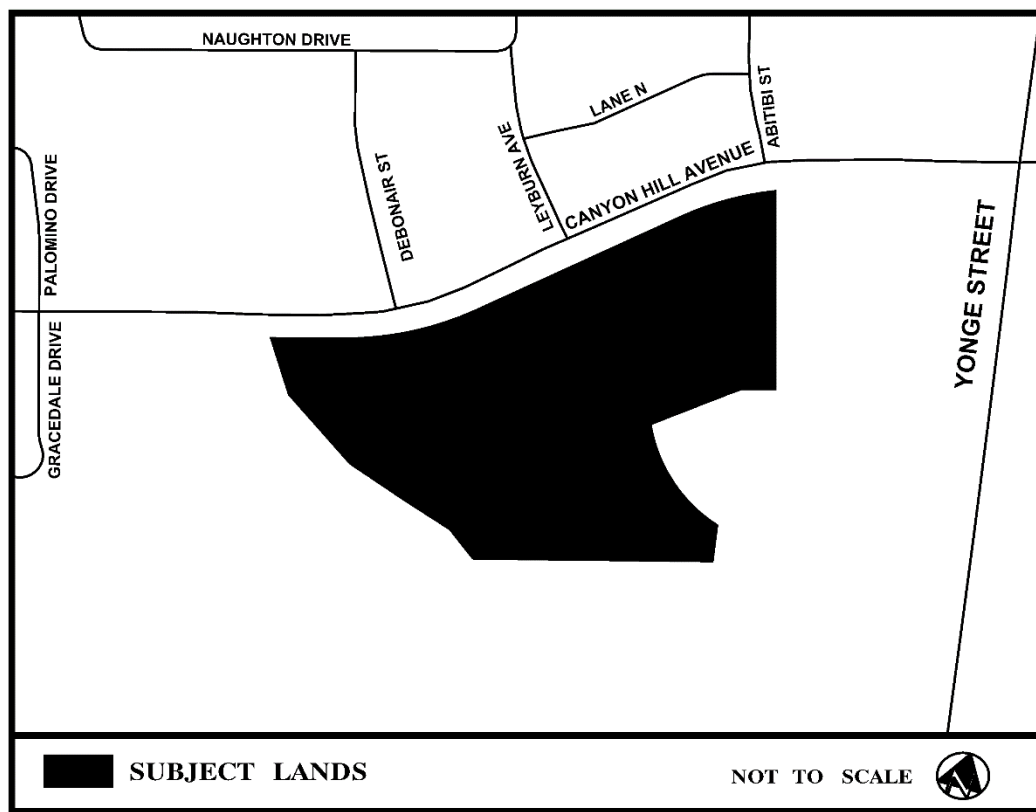
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. 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 City on March 14, 2018.

Zoning By-law Amendment and Site Plan applications (City Files D02-16029, D02-17042 and D06-15099) were submitted in 2015, 2016 and 2017 respectively to facilitate the construction of a residential development comprised of 129 townhouse units on the subject lands. The applications were appealed to the Ontario Municipal Board (the “OMB”). A four day hearing was held in October 2017 regarding the Zoning By-law Amendment application. The OMB issued its Order on May 30, 2018, which removed the townhouse portion of the proposed development covered by the City’s Interim Control By-law 100-16. With regard to the Site Plan application, a three-day Settlement Hearing with the applicant is scheduled to commence on May 1, 2019. It should be noted that City Staff have been actively working to finalize the Site Plan application which is nearing final approval.

In accordance with the Town’s Municipal Street Naming and Addressing Guide, the private roads to be constructed within the development are 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 Context and Adjacent Uses:

The subject lands are located on the south side of Canyon Hill Avenue, west of Yonge Street, and have a total lot area of 4.423 hectares (10.928 acres). The lands abut Canyon Hill Avenue to the north, Yonge Street to the east, commercial uses to the south and open space to the west (refer to Map 1).

Owner’s Request:

The applicant is seeking Council’s approval of its proposal to name the six private streets to be established as part of the approval of a 129 unit residential development to be constructed on its land holdings.

Discussion:

The applicant has submitted a plan that depicts Bracebridge Lane (P), Carlow Lane (P), Nine Mile Lane (P), Otonabee Lane (P), Speed River Lane (P) and Terrace Bay Lane (P) as the proposed street names for the private streets to be established on its land holdings. All of the proposed names 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;

Page 4

- the street names would facilitate an addressing scheme for the residential dwelling units that would be consistent with the City'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,
- 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 City 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 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.19.077 - Private Street Naming Application - Dogliola Developments Ltd -D15-18010.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.docx- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S1518010A.pdf- MAP_3_PROPOSED_STREET_NAMING.pdf
Final Approval Date:	May 8, 2019

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

Gus Galanis - May 8, 2019 - 3:07 PM

Kelvin Kwan - May 8, 2019 - 3:22 PM

Neil Garbe - May 8, 2019 - 3:26 PM