



Staff Report for Committee of the Whole Meeting

Date of Meeting: May 21, 2019

Report Number: SRPRS.19.078

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.19.078 – Request for Approval –
Addition of Name to the Council Approved
Street Name List – CIM Developments Inc. –
10747 Bayview Avenue – City File D15-18008

Owner/Agent:

CIM Developments Inc.
502-55 Commerce Valley Drive West
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 for the addition of one street name to the Council Approved Street Name List to be reserved for future use within the approved residential development (City File D03-15004) to be constructed on the subject lands.

Recommendation:

- a) That the request by CIM Developments Inc. to add the proposed street name “Bayview Creek” to the Council Approved Street Name List be approved for the reasons outlined in SRPRS.19.078.

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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:

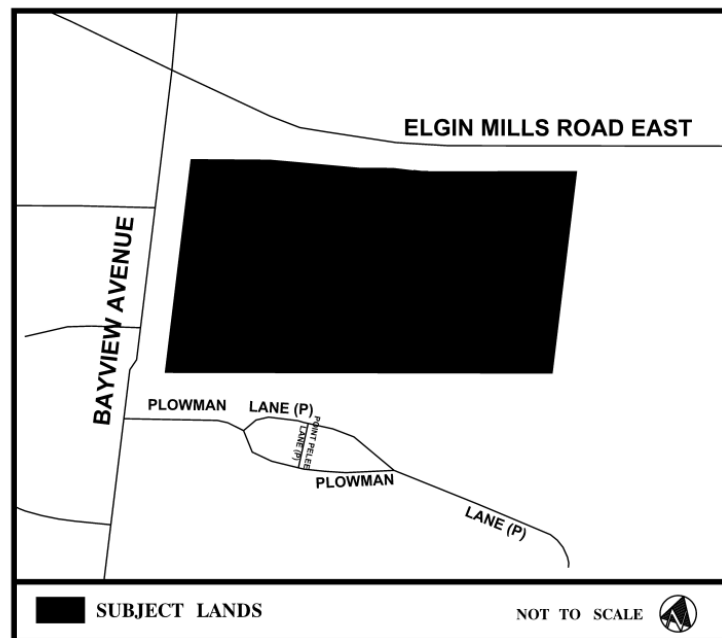
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 the person listed under “Contact Person” above.



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Background:

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

Official Plan Amendment, Zoning By-law Amendment, draft Plan of Subdivision, and Site Plan applications (City Files D01-10008, D02-10024, D03-15004 and D06-10076) to facilitate the construction of a mixed commercial/residential development comprised of 81 townhouse dwelling units and two six-storey apartment, were appealed to the Ontario Municipal Board (now Local Planning Appeal Tribunal, LPAT) in April of 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 the development. Approval of the Zoning By-law was withheld subject to the finalization of Site Plan approval. Final Site Plan approval for the development is nearing completion.

At the September 4, 2018 Committee of the Whole Meeting, Council approved the addition of two street names to the Council Approved Street Name List and the naming of five Private Streets within the approved residential development to be constructed on the subject lands (Staff Report SRPRS.18.171). However, there is a public road that is part of the development and the applicant wishes to name this public road with a specific street name. Accordingly, the purpose of this report is to seek Council's approval with respect to the applicant's request to add a street name to the Council Approved Street Name List for future use within the related development proposal.

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 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 one name to the City's Council Approved Street Name List for future use within the approved residential development to be constructed on its land holdings. Specifically, the applicant is seeking Council's approval to add the street name "Bayview Creek" to the Council Approved Street Name List and to assign the street name to the approved residential development to be constructed on the subject lands.

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Discussion:

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

Notwithstanding the above, in accordance with the City'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 City.”***

Staff has undertaken a review of the applicant's request in the context of the City's *Municipal Street Naming and Addressing Guide* and has concluded that the proposed name meets the above requirements. More specifically, the proposal includes six new street names, three of which are already listed on the City'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 three proposed street names have been selected from the categories described above.

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On the basis of the preceding, staff recommends the addition of the proposed street name “Bayview Creek” to the City’s Council Approved Street Name List and that Council approve the applicant’s 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 request to add the street name “Bayview Creek” to the Council Approved Street Name List for future use within the draft approved residential development to be constructed on its land holdings. On the basis that the proposed street name is in keeping with the City’s policies for naming public roads, it is recommended that the addition of the name “Bayview Creek” to the City’s Council Approved Street Name List be approved by Council.

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.

- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Proposed Street Naming

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Report Approval Details

Document Title:	SRPRS.19.078 - Private Street Naming Application - CIM Developments Inc -D15-18008.docx
Attachments:	- MAP_1_AERIAL_PHOTOGRAPH-compressed.pdf - MAP_2_NEIGHBOURHOOD_CONTEXT_SD1518008.pdf - MAP_3_PROPOSED_STREET_NAMING_NEW Revised.pdf
Final Approval Date:	May 14, 2019

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

Gus Galanis - May 9, 2019 - 2:38 PM

Kelvin Kwan - May 9, 2019 - 2:40 PM

Neil Garbe - May 14, 2019 - 2:24 PM