



Staff Report for Committee of the Whole Meeting

Date of Meeting: July 2, 2019
Report Number: SRPRS.19.126

Department: Planning and Regulatory Services
Division: Development Planning

Subject: **SRPRS.19.126 – Request for Approval – Private Street Naming Application – Baif Developments Limited – 13715 Yonge Street – City File D15-18060**

Owner:

Baif Developments Limited
3500 Pharmacy Avenue, Unit 1
Toronto, Ontario
M1W 2T6

Location:

Legal Description: Part of Lots 69 and 70, Concession 1, E.Y.S. and Lots 7 to 9, Part of Lots 2 to 6, and 16, Plan 339
Municipal Address: 13715 Yonge Street

Purpose:

A request for approval to add a street name to the Council Approved Street Name List and to assign street names to private streets within an approved residential development to be constructed on the subject lands.

Recommendations:

- a) **That Staff Report SRPRS.19.126 regarding a Private Street Naming Application submitted by Baif Developments Limited for the lands known as Part of Lots 69 and 70, Concession 1, E.Y.S. and Lots 7 to 9, Part of Lots 2 to 6, and 16, Plan 339 (Municipal Address: 13715 Yonge Street), City File D15-18060, be approved subject to the following:**
 - (i) **That the name “Knollview” be added to the Council Approved Street Name List;**

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- (ii) That the proposed private street name (Knollview Lane (P)) be approved in accordance with SRPRS.19.126; and,
- (iii) That staff be directed to bring forward a by-law to a regularly scheduled Council meeting to implement the proposed private street name.

Contact Person:

Philip Liu, Planner I – Site Plans, phone number 905-747-6312 and/or
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

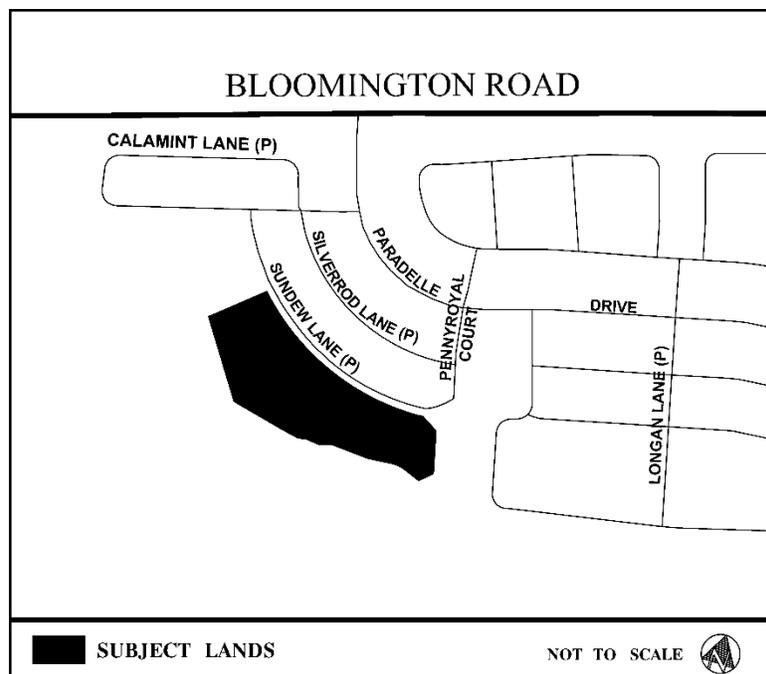
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 Private Street Naming application was received and deemed complete by the City on May 24, 2018. It was not circulated at that time as it was considered premature in relation to the approval of the associated development applications.

The subject lands are part of a Plan of Subdivision (19T-93027) that was draft approved on March 26, 1997, and is being developed and registered in phases. The subject application is associated with the fourth phase of development, which is proposed for 38 townhouse units and is currently under review (City file D06-18026). Additionally, a Minor Variance application (A084/18) was also submitted to facilitate the fourth phase of development and has been appealed to the Local Planning Appeal Tribunal (LPAT) by a third party. A hearing has been scheduled for this application on July 23, 2019.

Notwithstanding the preceding, the applicant has requested that staff bring forward the subject application in order to avoid any loss of time when the application at the Tribunal has been dealt with. Once the Minor Variance application has been disposed of and the Site Plan application has been finalized, a by-law will be adopted at a regularly scheduled Council meeting to implement the proposed street name. The proposed development is to have one internal private road providing access to all dwelling units within the fourth phase of development. The one private road is to be named through the enactment of a by-law in accordance with the City's *Municipal Street Naming and Addressing Guide*.

Accordingly, 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 southwest of Sundew Lane, south of Bloomington Road east of Yonge Street, and have a total lot area of 1.22 hectares (3.01 acres). The lands currently abut vacant lands to the south and west, and single detached dwellings to the north and east (refer to Maps 1 and 2).

Owner's Request:

The applicant is seeking Council's approval to add a street name to the City's Council Approved Street Name List and to assign this name to the private street that is to be situated within the proposed residential development to be constructed on the subject lands (refer to Map 3). In this regard, the applicant is seeking Council's approval for the street name "Knollview Lane" (P).

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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 process. Both agencies have advised that they have no objections to the proposed street names.

In accordance with the City's *Municipal Street Naming and Addressing Guide* (the "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; and,**
- 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; and,**
 - Recognize communities that contribute to the public life of the Town."**

It should be noted that City staff are working with the Richmond Hill Legion and the Richmond Hill Historical Society to obtain a list of Richmond Hill veteran names to be used for Street Naming purposes for new developments across the City.

Staff has undertaken a review of the applicant's request in the context of the Guide and has concluded that the proposed name meets the above requirements. Taking into consideration the subject development is part of a larger comprehensive development in which previous street names were chosen from the Council Approved Street Names List, and that the proposal includes one new street name, staff is of the opinion that the request meets the requirement that a minimum of one street and no less than 50% of all

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streets must be selected from the Approved Street Name List. Secondly, the proposed street name has been selected from the categories described above.

On the basis of the preceding, staff recommends that the addition of the proposed street name “Knollview” to the City’s Council Approved Street Name List be supported by Council, that Council approve the applicant’s Private Street Naming Application, and that staff be directed 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 residential development to be constructed on its land holdings. In consideration of the preceding, it is recommended that this application be approved and that the implementing by-law be forwarded to a regularly scheduled Council meeting for adoption.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call the 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.19.126 - 13715 Yonge Street - D15-18060 (BAIF DEVELOPMENTS LIMITED).docx
Attachments:	- SRPRS.19.126 - Map 1 Aerial Photograph.pdf - SRPRS.19.126 - Map 2 Neighbourhood Context.pdf - SRPRS.19.126 - Map 3 Proposed Street Name.pdf
Final Approval Date:	Jun 24, 2019

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

Gus Galanis - Jun 21, 2019 - 4:37 PM

Kelvin Kwan - Jun 24, 2019 - 2:24 PM

Neil Garbe - Jun 24, 2019 - 2:30 PM