



## Appendix B

### Staff Report for City Manager Delegated Authority

Date of Meeting: July 24, 2019

Report Number: D.A.19.011

Department: Planning and Regulatory Services

Division: Development Planning

**Subject: D.A.19.011 – Request for Approval – Private  
Street Naming Application – Stateview Homes  
(Edge Towns) Inc. – City File D15-19008**

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#### **Owner:**

Stateview Homes (Edge Towns) Inc.  
410 Chrislea Road, Unit 15  
Vaughan, Ontario  
L4L 8B5

#### **Agent:**

Evans Planning Inc.  
8481 Keele Street, Unit 12  
Vaughan, Ontario  
L4K 1Z7

#### **Location:**

Legal Description: Block 43, Plan 65M-3786  
Municipal Addresses: 1335 Elgin Mills Road East

#### **Purpose:**

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

#### **Recommendations:**

- a) That Staff Report D.A.19.011 regarding a Private Street Naming Application submitted by Stateview Homes (Edge Towns) Inc. for the lands known as Block 43, Plan 65M-3786 (Municipal Address: 1335 Elgin Mills Road East) be approved subject to the following:

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- (i) That the names “John Greene” and “William Adams” be added to the Council Approved Street Name List;
- (ii) That the proposed private street names (John Greene Lane (P) and William Adams Lane (P)) be approved in accordance with D.A.19.011; and,
- (ii) That staff be directed to bring forward a by-law through the Council’s Delegated Authority to implement the approval of the private streets names in accordance with D.A.19.011.

### 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:



Director

Approved by:



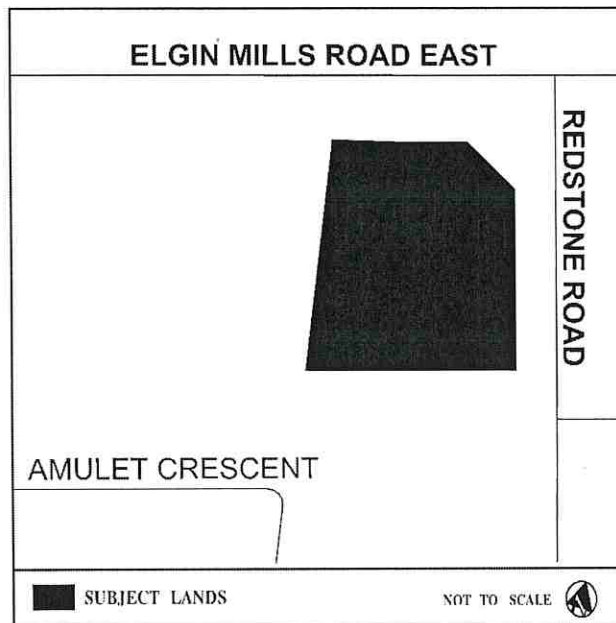
For Neil Garbe, City Manager *Italo Brutto*

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.

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### Location Map:

Below is a map displaying the property location. Should you require an alternative format call person listed under “Contact Person” above.



### Background:

The subject Private Street Naming Application was received and deemed complete by the City on March 12, 2019. Official Plan Amendment, Zoning By-law Amendment and Site Plan Applications (City Files D01-16006, D02-16042 and D06-17084) were submitted in 2016 and 2017, respectively, to facilitate the construction of a residential development comprised of 23 townhouse units on a private road on the subject lands. At the April 9, 2019 Council Meeting, Council approved the Official Plan and Zoning By-law Amendment applications. City staff have been actively working with the applicant to finalize the related Site Plan application which has now reached final approval.

In accordance with the provisions of the City'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 approval of same in accordance with Council's Delegated Authority during the Summer Recess period.

### Site Location and Adjacent Uses:

The subject lands are located at the southwest corner of Elgin Mills Road East and Redstone Road. The lands have an area of approximately 0.483 hectares (1.19 acres) and are currently vacant. The lands abut Elgin Mills Road East to the north, Redstone

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Road to the east, low density residential uses to the south and commercial uses to the west (refer to Map 1).

### Owner's Request

The applicant is seeking approval of its proposal to add two new street names to the Council Approved Street Name List and to utilize these street names to name the two private streets to be established as part of the construction of a 23 unit residential development on its land holdings.

### Discussion:

The applicant's request was 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. 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."***

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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 names meet the above requirements. More specifically, the proposal includes two new street names, which are in recognition for the commitment of two members of the Richmond Hill community that served Canada during World War II. More specifically, the street names honour the service of William Adams and John Alfred (Fred) Greene and the street signs will include a poppy to commemorate their service.

The applicant has submitted a plan that depicts John Greene Lane (P) and William Adams Lane (P) as the proposed street names for the private streets to be established on its land holdings. Staff has reviewed the application and considers the proposed street names appropriate for the following reasons:

- 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 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 preceding, staff recommends the addition of the proposed street names "John Greene Lane (P)" and "William Adams Lane (P)" to the City's Council Approved Street Name List and approval of the applicant's Private Street Naming Application. Further, it is recommended that staff be directed to forward an implementing by-law through the Council's Delegated Authority to implement the approval of the proposed private street.

### 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.

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### **Conclusion:**

The applicant is seeking 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 that an implementing by-law through the Council's Delegated Authority to implement the approval of the proposed private street.

### **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



# MAP 1 - AERIAL PHOTOGRAPH



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File Nos. D15-19008

BLOCK 19

CITY OF RICHMOND HILL  
PLANNING AND REGULATORY  
SERVICES DEPARTMENT



Legend



SUBJECT LANDS

JL/SS D.A.19.011

# FUTURE RESIDENTIAL

1370

**ELGIN MILLS ROAD EAST**

1305

# NEIGHBOURHOOD COMMERCIAL

STREET

# REDSTONE ROAD

# FIRE STATION

**RESIDENTIAL**

# ESSENTIAL

AMULET CRESCENT

108  
110  
112  
114  
116  
118  
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122  
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## SUBJECT LANDS

FILE No.D15-19008

BLOCK 19

CITY OF RICHMOND HILL  
PLANNING AND REGULATORY  
SERVICES DEPARTMENT

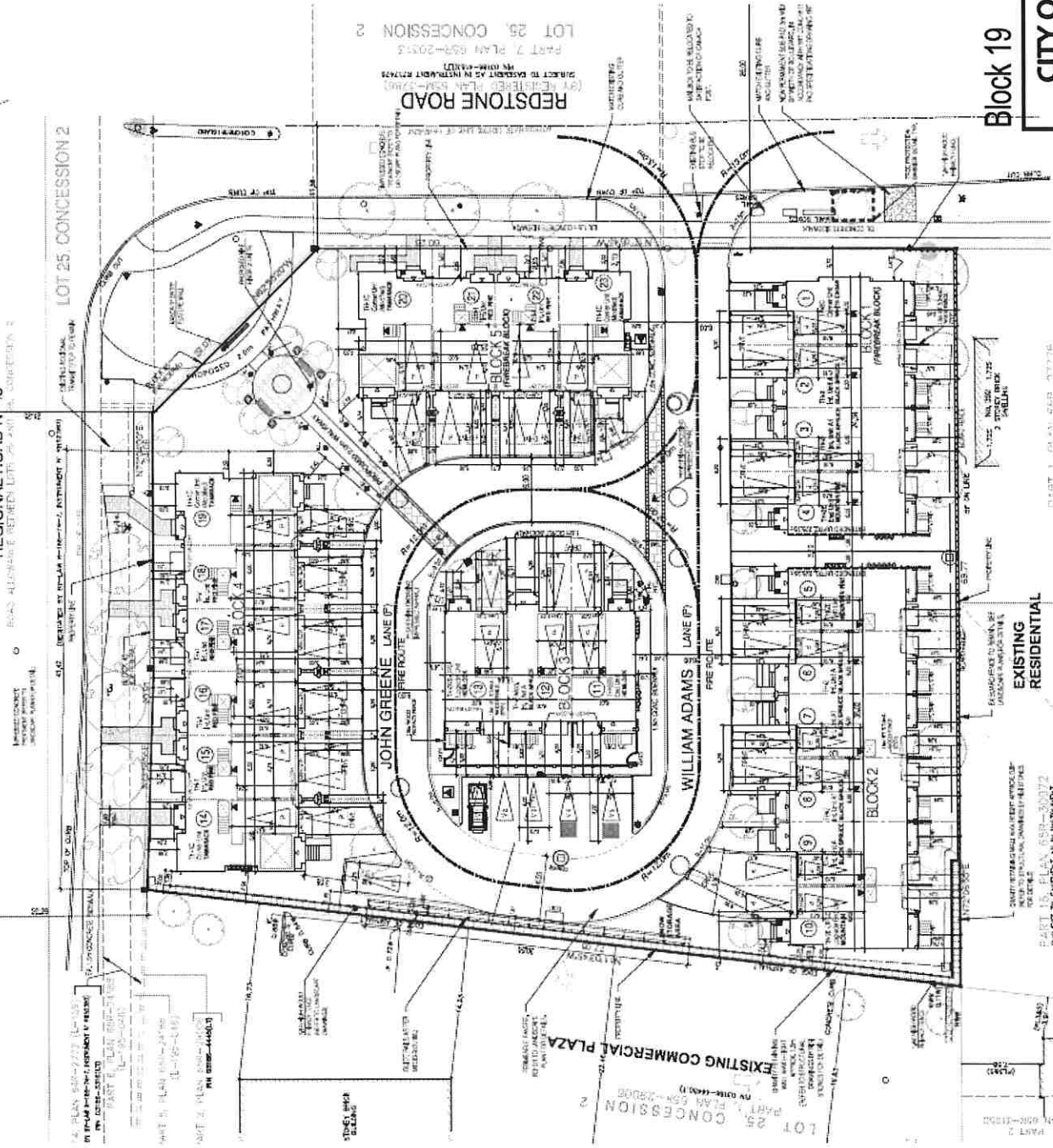
S1519008.DGN

JL/SS D.A.19.011



# MAP 3 - PROPOSED STREET NAMING

ELGIN MILLS ROAD EAST  
REGIONAL ROAD N° 49



Block 19 File No.D15-19008

CITY OF RICHMOND HILL  
PLANNING AND REGULATORY  
SERVICES DEPARTMENT

JL/SS D.A.19.011