



Staff Report for Committee of the Whole

Date: September 4, 2019

Report Number: SRPRS.19.154

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.154 – 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: 10922, 10944 and 10956 Yonge Street

Purpose:

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

Recommendation:

- a) **That Staff Report SRPRS.19.154 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: 10922, 10944 and 10956 Yonge Street) be approved subject to the following:**
 - (i) **That the names “Emily Charron Lane (P)” and “James Noble Lane (P)” be added to the Council Approved Street Name List;**
 - (ii) **That the proposed private street names Emily Charron Lane (P), James Noble Lane (P), Nine Mile Lane (P), Otonabee Lane (P), Speed River Lane (P) and Terrace Bay Lane (P) be approved in accordance with staff report SRPRS.19.154; and,**

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- (iii) 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:

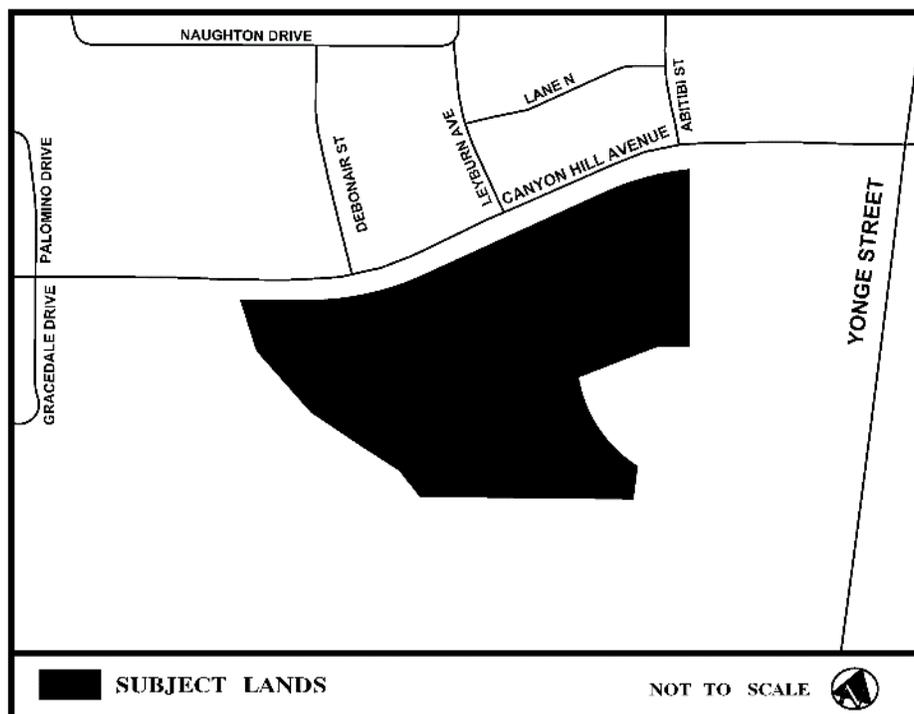
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, 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.



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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 dwelling units on the subject lands. The applications were appealed to the former Ontario Municipal Board (now Local Planning Appeal Tribunal, LPAT) on the basis that the City failed to make a decision within the prescribed statutory timeframes of the *Planning Act*. A four day hearing was held in October 2017 regarding the Zoning By-law Amendment application and the LPAT issued its Order on May 30, 2018, which removed the townhouse development portion of the subject lands from the City's Interim Control By-law 100-16 to allow the development to proceed. The applicant withdrew their appeal on their Site Plan application and City Staff have been actively working to finalize the Site Plan application which is nearing final approval.

The subject Private Street Naming application was presented at the May 21, 2019 Committee of the Whole Meeting, at which Council referred the application back to staff to include Richmond Hill veterans names for some of the streets to be established within the subject development. Staff have consulted with the Royal Canadian Legion Branch 375 Richmond Hill in this regard and have received a number of veterans names for inclusion on the Council Approved Street Name List that have been vetted by the Regional Municipality of York and the City's Fire and Emergency Services Department. At this time, only two of the vetted Veteran's names proposed as street names for this development are being brought forward with the remaining to be brought forward to Council at a future meeting.

In accordance with 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 the applicant's Private Street Naming Application.

Site Location 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, a vacant property 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 approval of its proposal to add two new street names to the Council Approved Street Name List and to name the six private streets to be established by the approved 129 unit residential development to be constructed on its land holdings.

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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.”***

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 street names meet the above requirements. More specifically, the proposal includes two new street names, which are in recognition of the commitment of two members of the Richmond Hill community that served for Canada in World War II. The proposed street names honour the service of James Noble and Emily Charron and will include a poppy on the street sign to commemorate their service.

The applicant has submitted a plan that depicts James Noble Lane (P), Emily Charron Lane (P), Nine Mile Lane (P), Otonabee Lane (P), Speed River Lane (P) and Terrace

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Bay Lane (P) as the proposed street names for the private streets to be established on its land holdings. Staff has reviewed the plan 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 “James Noble Lane (P)” and “Emily Charron 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 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 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 be forwarded to a regularly scheduled Council meeting for adoption following the finalization of the proposed development applications.

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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

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Report Approval Details

Document Title:	SRPRS.19.154 - Private Street Naming - Dogliola Developments Ltd - D15-18010.docx
Attachments:	- SRPRS.19.154 - MAP_1_AERIAL_PHOTOGRAPH.pdf - SRPRS.19.154 - MAP_2_NEIGHBOURHOOD_CONTEXT.pdf - SRPRS.19.154 - MAP_3_PROPOSED_STREET_NAMING.pdf - Appendix A.docx
Final Approval Date:	Aug 28, 2019

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

Gus Galanis - Aug 27, 2019 - 5:10 PM

Kelvin Kwan - Aug 28, 2019 - 8:05 AM

Neil Garbe - Aug 28, 2019 - 9:14 AM