



Staff Report for Committee of the Whole Meeting

Date of Meeting: November 6, 2019

Report Number: SRPRS.19.165

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.19.165 - Request for Approval - Private Street Naming Application - 2598508 Ontario Inc. - City File D15-19016

Owner:

2598508 Ontario Inc.
850 Elgin Mills Road East
Richmond Hill, Ontario
L4S 1M4

Agent:

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

Location:

Legal Description: Part of Lot 26, Concession 2, E.Y.S.
Municipal Address: 850 Elgin Mills Road East

Purpose:

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

Recommendations:

- a) that Staff Report SRPRS.19.165 regarding the Private Street Naming Application submitted by 2598508 Ontario Inc. for the lands known as Parcel 2, Part of Lot 26, Concession 2, E.Y.S. (Municipal Address: 850 Elgin Mills Road East) be approved subject to the following:

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- (i) that the names “Bourget Lane (P)”, “Dodgson Lane (P)”, “Hewgill Lane (P)”, “Schissler Lane (P)” and “Wehrens Lane (P)” be added to the Council Approved Street Name List;
- (ii) that the proposed private street names Bourget Lane (P), Dodgson Lane (P), Hewgill Lane (P), Schissler Lane (P) and Wehrens Lane (P) be approved in accordance with staff report SRPRS.19.165; and,
- (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:

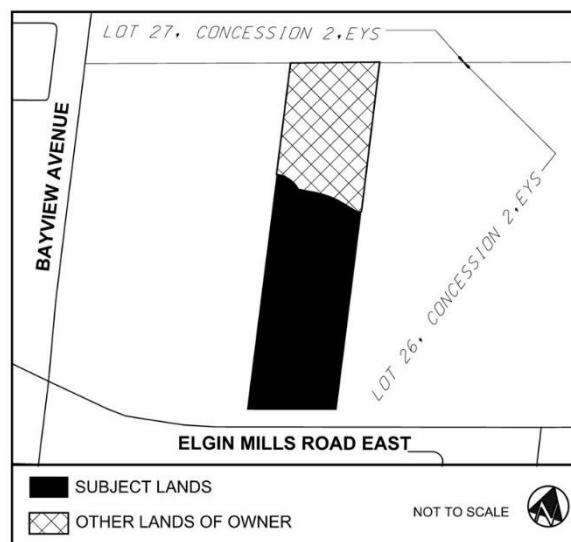
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 29, 2019. Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Condominium and Site Plan Applications (City Files D02-16003, D03-16001, D05-16004 and D06-17057) were submitted in 2016 and 2017 respectively, to facilitate the construction of a residential development comprised of 41 townhouse dwelling units on five private roads on the subject lands. The applicant's Zoning By-law Amendment application was approved in part at the Ontario Municipal Board (now Local Planning Appeal Tribunal, LPAT) on December 19, 2017 pending finalization of the applicant's Site Plan and draft Plan of Subdivision applications. City staff have been actively working with the applicant to finalize the related Site Plan and draft Plan of Subdivision applications on the subject lands, which are progressing toward 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 Council's approval with respect to the applicant's Private Street Naming application.

Site Location and Adjacent Uses:

The subject lands are located on the north side of Elgin Mills Road East, east of Bayview Avenue, and have a total lot area of 3.96 hectares (9.79 acres). The lands abut a draft approved residential development (City File D03-03006) to the north, agricultural lands to the east, Elgin Mills Road East to the south and agricultural lands and a place of worship to the west (refer to Map 1).

Owner's Request:

The applicant is seeking approval of its proposal to add five new street names to the Council Approved Street Name List and to name the five private streets to be established by the approved 41 unit residential development to be constructed 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:

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“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. Additionally, the proposal includes five new street names, which are in recognition of the commitment of five members of the Richmond Hill community that served Canada in World War I and World War II. The proposed street names honour the service of Benoni “Ben” Bourget, Lloyd Iles Dodgson, Robert Hewgill, Frank Schissler and Alexander Wehrens and will include a poppy on the street signs to commemorate their service.

The applicant has submitted a plan that depicts Bourget Lane (P), Dodgson Lane (P), Hewgill Lane (P), Schissler Lane (P) and Wehrens 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,

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- 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 “Bourget Lane (P)”, “Dodgson Lane (P)”, “Hewgill Lane (P)”, “Schissler Lane (P)” and “Wehrens 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.

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.19.165 - Request for Approval - Private Street Naming Application - 2598508 Ontario Inc. - City File D15-19016.docx
Attachments:	- MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_NEIGHBOURHOOD_CONTEXT_S1519016A.pdf - MAP_3_PROPOSED_STREET_NAMING.pdf
Final Approval Date:	Oct 21, 2019

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

Gus Galanis - Oct 21, 2019 - 11:47 AM

Kelvin Kwan - Oct 21, 2019 - 11:52 AM

Neil Garbe - Oct 21, 2019 - 2:22 PM