



Staff Report for Committee of the Whole Meeting

Date of Meeting: December 4, 2019

Report Number: SRPRS.19.191

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.19.191 - Request for Approval - Private
Street Naming Application - Bluegrove
Investments Inc. - City File D15-19051

Owner:

Bluegrove Investments Inc.
361 Four Valley Drive
Vaughan, Ontario
L4K 5Z3

Agent:

Humphries Planning Group Inc.
190 Pippin Road, Suite A
Vaughan, Ontario
L4K 5Z3

Location:

Legal Description: Part of Lot 26, Concession 2, E.Y.S.
Municipal Addresses: 1080 Elgin Mills Road East

Purpose:

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

Recommendations:

- a) That Staff Report SRPRS.19.191 regarding the Private Street Naming Application submitted by Bluegrove Investments Inc. for the lands known as Part of Lot 26, Concession 2, E.Y.S. (Municipal Address: 1080 Elgin Mills Road East) be approved subject to the following:

Page 2

- (i) that the name “Ernest White Lane (P)” be added to the Council Approved Street Name List;
- (ii) that the proposed private street names Carp Lane (P), Ernest White Lane (P) and Sunfish Lane (P) be approved in accordance with Staff Report SRPRS.19.191; 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:

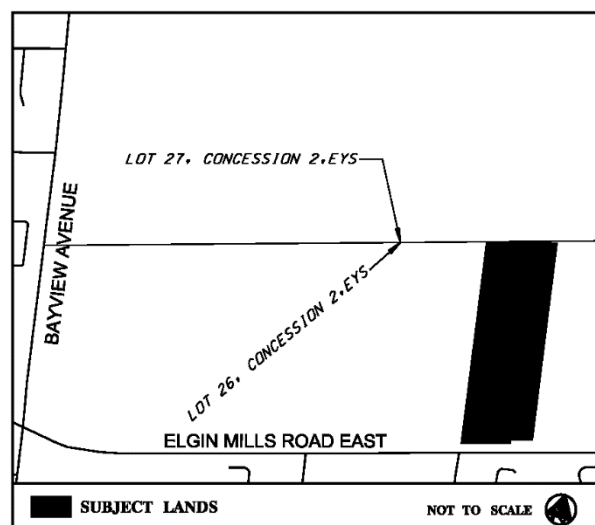
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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.



Page 3

Background:

The subject Private Street Naming application was received and deemed complete by the City on October 16, 2019. Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Condominium and Site Plan applications (City Files D02-14035, D03-14014, D05-17003 and D06-17041) were submitted in 2014 and 2017 respectively, to facilitate the construction of a residential development comprised of 80 townhouse dwelling units on three private roads on the subject lands.

The applicant's draft Plan of Subdivision was draft approved on July 27, 2018. The related Zoning By-law Amendment application was conditionally approved by Council at its meeting on June 12, 2018 on the basis that the applicant receive Site Plan approval with respect to the proposed residential development. The draft Plan of Condominium application was deferred until such time as the related Site Plan application has been approved. City staff have been actively working with the applicant to finalize the related Site Plan application on the subject lands, which is nearing 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, between Bayview Avenue and Leslie Street, opposite Melbourne Drive, and have a total area of 5.53 hectares (13.66 acres). The lands are presently vacant. However, a portion of the site is used for agricultural purposes and the remainder of the site contains a natural heritage system associated with a tributary of the Rouge River (refer to Map 1). The current surrounding land uses are primarily vacant, agricultural and environmental lands to the west and north. To the east of the lands is the Elgin Mills Community Environmental Centre and the City's Operations Centre (refer to Map 2).

Owner's Request:

The applicant is seeking approval of its proposal to name the three private streets in conjunction with the approved residential development to be constructed on its land holdings.

Page 4

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. The proposal includes two street names from the City's Council Approved Street Name List and one new street name in recognition of the commitment of a member of the Richmond Hill community that served Canada in World War II. The proposed street name honours the service of Ernest Griffith White and will include a poppy on the street sign to commemorate his service.

The applicant has submitted a plan that depicts Carp Lane (P), Ernest White Lane (P) and Sunfish Lane (P) as the proposed street names for the private streets to be

Page 5

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 name "Ernest White 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.

Page 6

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.

- Appendix A, Excerpt from Council Approved Street Name List
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Proposed Street Naming

Page 7

Report Approval Details

Document Title:	SRPRS.19.191 - Request for Approval - Private Street Naming Application - Bluegrove Investments Inc. - City File D15-19051.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.pdf- MAP_1_AERIAL_PHOTO.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S1519051A.pdf- MAP_3_PROPOSED STREET NAMING.pdf
Final Approval Date:	Nov 20, 2019

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

Gus Galanis - Nov 20, 2019 - 11:11 AM

Kelvin Kwan - Nov 20, 2019 - 11:26 AM

Neil Garbe - Nov 20, 2019 - 1:17 PM