



Staff Report for Council Meeting

Date of Meeting: December 18, 2019

Report Number: SRPRS.19.190

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.19.190 - Request for Approval - Private Street Naming Application - Fifth Avenue (King North) Inc. - City File D15-19054

Owner:

Fifth Avenue (King North) Inc.
101-B Roytec Road
Vaughan, Ontario
L4L 8A9

Agent:

KLM Planning Partners Inc.
64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3

Location:

Legal Description: Lots 11 and 12 and Blocks B and C, Plan 484 and Part of Lots 2 and 4, Plan 563

Municipal Addresses: 3, 5, 7 and 9 McCachen Street and 300 King Road

Purpose:

A request for approval concerning a Private Street Naming Application to facilitate the naming of two private streets to be established within an approved residential development to be constructed on the subject lands.

Recommendations:

- a) That the Private Street Naming application submitted by Fifth Avenue (King North) Inc. for the lands known as Lots 11 and 12 and Blocks B and C, Plan 484 and Part of Lots 2 and 4, Plan 563 (Municipal Addresses: 3, 5, 7 and 9

Page 2

McCachen Street and 300 King Road), City File D15-19054, as described in Staff Report SRPRS.19.190 be approved; and,

- b) **That Council approve the draft Private Street Naming By-law as set out in Appendix “A” to this Staff Report for adoption at the November 20, 2019 Council Meeting.**

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:

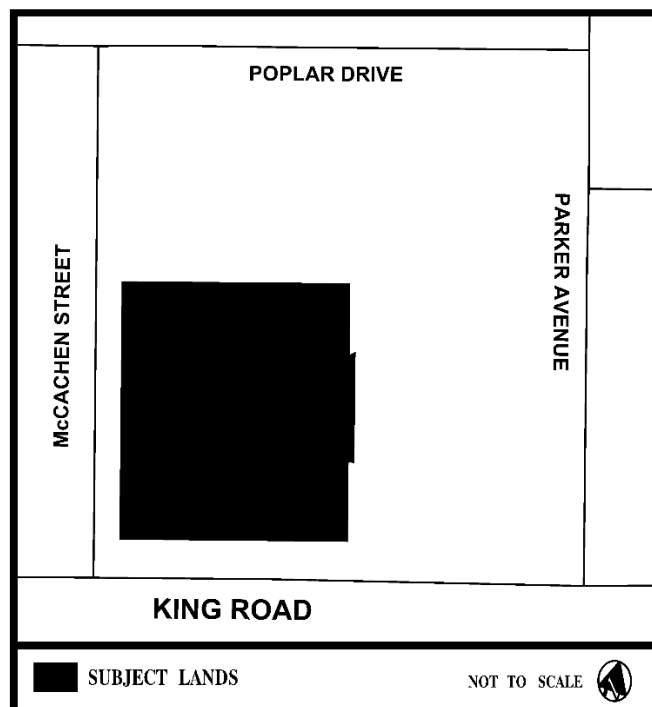
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 November 1, 2019. Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Condominium and Site Plan Applications (City Files D02-16037, D03-16011, D05-19003 and D06-17088) were submitted in 2016, 2017 and 2019 respectively, to facilitate the construction of a residential development comprised of 37 townhouses and 10 semi-detached dwellings on two private roads on the subject lands. The applicant's Zoning By-law Amendment application was approved by Council at its meeting on March 25, 2019 and the related draft Plan of Subdivision application was draft approved on May 30, 2019. The related Site Plan application is currently being finalized.

The two private streets to be constructed on the applicant's land holdings are extensions of two recently constructed private streets, being Globemaster Lane (P) and Banshee Lane (P) that were approved in March 2019 on the abutting property (City File D15-19007). The subject application proposes to formally assign the street names to the portions of Banshee Lane (P) and Globemaster Lane (P) to be constructed on the applicant's land holdings.

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 at the northeast corner of King Road and McCachen Street and have a total combined area of approximately 0.950 hectares (2.35 acres) (refer to Map 1). The lands abut King Road to the south, McCachen Street to the west, existing low density residential uses to the north and an approved residential development to the east (City File D06-15028).

Owner's Request:

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

Discussion:

The applicant has submitted a plan that depicts Banshee Lane (P) and Globemaster Lane (P) as the proposed street names for the private streets to be established on its land holdings. Both Banshee and Globemaster are listed on the Council Approved Street Name List. Staff has reviewed the application and considers the proposed street names appropriate for the following reasons:

Page 4

- the proposed names are listed on Council's Approved Street Names List (refer to Appendix A);
- 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 proceeding, staff recommends that Council approve the applicant's Private Street Naming Application and adopt the attached implementing by-law at its November 20, 2019 meeting.

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 and the implementing by-law attached hereto be approved.

Page 5

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” - Draft Private Street Naming By-law
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Proposed Street Naming

Page 6

Report Approval Details

Document Title:	SRPRS.19.190 - Private Street Naming - Fifth Avenue (King North) Inc. - D15-19054.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S1519054.pdf- MAP_3_PROPOSED STREET NAMING.pdf
Final Approval Date:	Dec 9, 2019

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

Gus Galanis - Dec 6, 2019 - 3:06 PM

Kelvin Kwan - Dec 6, 2019 - 3:49 PM

Neil Garbe - Dec 9, 2019 - 10:09 AM