



Staff Report for Council Meeting

Date of Meeting: February 12, 2020

Report Number: SRPRS.20.026

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.20.026 - Request for Approval - Private Street Naming Application - Dormer Bond Inc. - City File D15-19057

Owner/Agent:

Dormer Bond Inc.
255 Duncan Mill Road, Suite 204
Toronto, Ontario
M3B 3H9

Location:

Legal Description: Lots 68 to 71 and Part of Lots 72 and 73, Plan 136
Municipal Addresses: 12850, 12860, 12864, 12868, 12874 and 12890 Yonge Street and 1, 3 and 5 Bond Crescent

Purpose:

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

Recommendations:

- a) That Staff Report SRPRS.20.026 regarding the Private Street Naming Application submitted by Dormer Bond Inc. for the lands known as Lots 68 to 71 and Part of Lots 72 and 73, Plan 136 (Municipal Addresses: 12850, 12860, 12864, 12868, 12874 and 12890 Yonge Street and 1, 3 and 5 Bond Crescent) be approved subject to the following:
 - (i) that the names "Sayers Lane (P)" and "Phelps Lane (P)" be added to the Council Approved Street Name List;
 - (ii) that the proposed private street names Sayers Lane (P) and Phelps Lane (P) be approved in accordance with Staff Report SRPRS.20.026; 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:

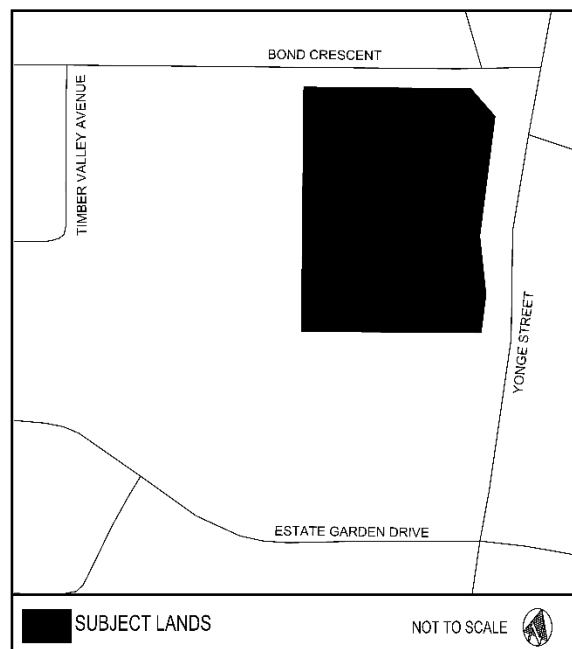
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 November 26, 2019. Zoning By-law Amendment and Site Plan applications (City Files D02-18009 and D06-18017) were submitted in 2017 to facilitate the construction of a residential development comprised of 120 townhouse dwelling units on two private roads on the subject lands.

The related Zoning By-law Amendment application was approved by Council at its meeting of December 18, 2019 and the Zoning By-law was subsequently passed by Council. Since that time, 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 at the southwest corner of Yonge Street and Bond Crescent and have a combined total lot area of 1.285 hectares (3.18 acres) (refer to Maps 1 and 2). The lands consist of a total of four contiguous properties and currently support six single detached dwellings and an automotive sales/repair shop, all of which are proposed to be demolished. The lands abut a four storey apartment building to the west, office buildings, a public park and commercial uses to the south, Yonge Street to the east and Bond Crescent to the north.

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'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

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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 new street names in recognition of the commitment of three members of the Richmond Hill community that served Canada in World War II. The proposed street names honour the service of Harry Sayers, William Sayers and Herbert Phelps, and will include a poppy on the street signs to commemorate their service.

The applicant has submitted a plan that depicts Phelps Lane (P) and Sayers 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;
- the number of street names proposed in the new development meet the minimum number of street names honouring those who have given their life in public service, based on the number of streets to be constructed; 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 “Phelps Lane (P)” and “Sayers 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 aligns 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 also aligns 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 two 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.20.026 - Request for Approval - Private Street Naming Application - Dormer Bond Inc. - D15-19057.docx
Attachments:	- MAP_1_AERIAL_PHOTO.pdf - MAP_2_NEIGHBOURHOOD_CONTEXT.pdf - MAP_3_PROPOSED_STREET_NAMING.pdf
Final Approval Date:	Jan 30, 2020

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

Gus Galanis - Jan 30, 2020 - 11:18 AM

Kelvin Kwan - Jan 30, 2020 - 11:30 AM

Neil Garbe - Jan 30, 2020 - 11:33 AM