



Staff Report for Council Meeting

Date of Meeting: April 8, 2020
Report Number: SRPRS.20.053

Department: Planning and Regulatory Services
Division: Development Planning

Subject: SRPRS.20.053 - 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 revised request for approval to add a name to the Council Approved Street Name List and to assign a street name to one of the three private streets within the approved residential development to be constructed on the subject lands.

Recommendations:

- a) That Staff Report SRPRS.20.053 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:
 - (i) that the name “Dodaro Lane (P)” be added to the Council Approved Street Name List;

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- (ii) that the proposed private street name Dodaro Lane (P) be approved in accordance with Staff Report SRPRS.20.053; 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:

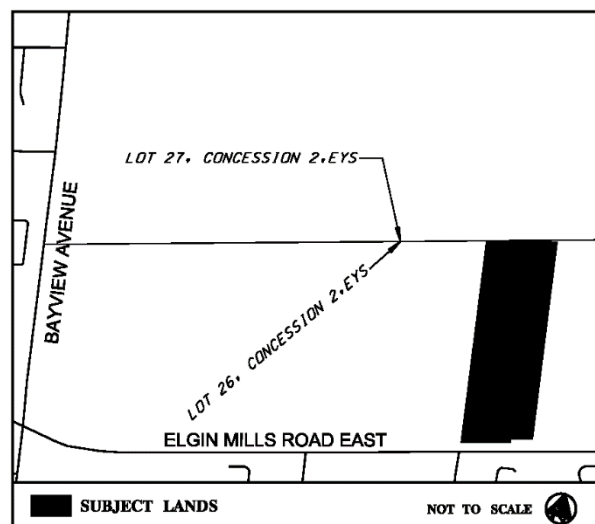
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Mary-Anne Dempster, Interim 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:

On December 4, 2019, Council approved Staff Report SRPRS.19.191 to assign the names “Carp”, “Ernest White” and “Sunfish” to the three proposed private streets within the residential development to be constructed on the subject lands. As recommended in the staff report, a by-law was to be brought forward to a future Council Meeting for adoption, which would formally assign the names to the private streets. Prior to the by-law being prepared, the applicant has submitted a revised street name request to implement the street name “Dodaro” in lieu of the street name “Carp”. 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 revised request.

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 request to rename one of the three private streets previously approved on December 4, 2019 within the approved residential development to be constructed on its land holdings.

Discussion:

The applicant’s request proposes a street name in recognition of the commitment of Frank Dodaro, a member of the Richmond Hill community that has been a lifelong community builder and proud supporter of many significant local events such as Richmond Hill Winter Carnival, United Way - York Region, Opera York and Mackenzie Health Hospital. The applicant has submitted a revised plan that depicts Dodaro Lane (P), along with previously approved street names Ernest White Lane (P) and Sunfish Lane (P) for the private streets to be established on its land holdings (refer to Map 3).

The applicant’s revised 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 name. Staff has undertaken a review of the applicant’s revised request in the context of the City’s *Municipal Street Naming and Addressing Guide*, and has concluded that the proposed street name meets the requirements and is appropriate for the following reasons:

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- 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;
- in accordance with Section 1.2 of the Council's policy, the street name would be categorized to honour an individual for Community Service within the Richmond Hill community; and,
- the street name would apply to one of 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 "Dodaro Lane (P)" to the City's Council Approved Street Name List and approval for its use in conjunction with the development on the subject lands. 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 applicant's revised request 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 revised request to rename one of 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 request 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 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

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Report Approval Details

Document Title:	SRPRS.20.053 - Request for Approval - Private Street Naming Application - 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 - updated.pdf
Final Approval Date:	Mar 9, 2020

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

Gus Galanis - Mar 6, 2020 - 3:02 PM

Kelvin Kwan - Mar 6, 2020 - 3:11 PM

MaryAnne Dempster - Mar 9, 2020 - 11:09 AM