



## Staff Report for Council Meeting

Date of Meeting: May 27, 2020  
Report Number: SRPRS.20.059

Department: Planning and Regulatory Services  
Division: Development Planning

**Subject: SRPRS.20.059 - Request for Approval - Private Street Naming Application - 2522772 Ontario Inc. - City File D15-20009**

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### Owner:

2522772 Ontario Inc.  
60 Haslett Avenue  
Toronto, Ontario  
M4L 0A9

### Agent:

Gagnon Walker Domes Ltd.  
3601 Highway 7 East, Suite 301  
Markham, Ontario  
L3R 0M3

### Location:

Legal Description: Part of Lot 12, Registered Plan 3806  
Municipal Addresses: 243 16th Avenue

### Purpose:

A request for approval to assign a street name from the Council Approved Street Name List to the private street within an approved residential development to be constructed on the subject lands.

### Recommendations:

- a) That Staff Report SRPRS.20.059 regarding the Private Street Naming Application submitted by 2522772 Ontario Inc. for the lands known as Part of Lot 12, Registered Plan 3806 (Municipal Address: 243 16th Avenue) be approved subject to the following:

## Page 2

- (i) that the proposed private street name Carl Hill Lane (P) be approved in accordance with Staff Report SRPRS.20.059; and,
- (ii) 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:

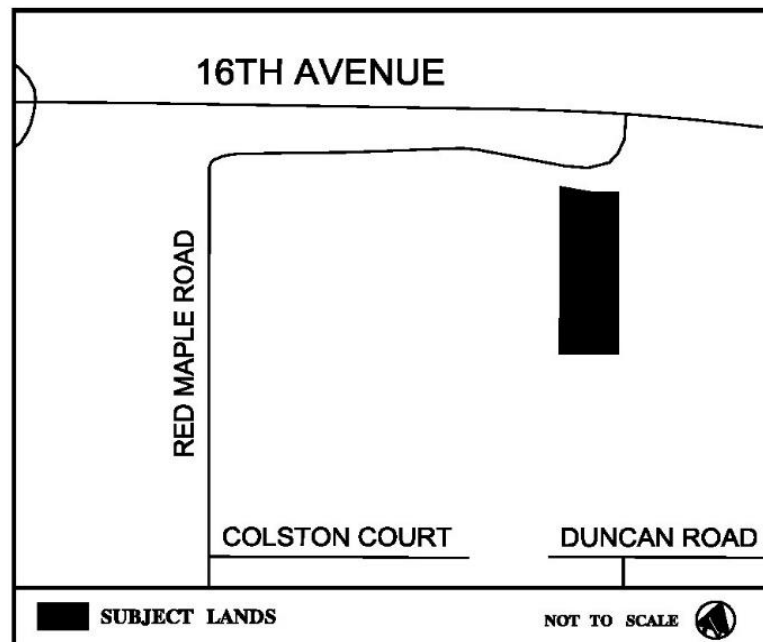
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**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.



## **Page 3**

### **Background:**

The subject Private Street Naming application was received and deemed complete by the City on March 10, 2020. Official Plan Amendment, Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Condominium and Site Plan applications (City Files D01-17007, D02-14013, D03-14002, D05-14003 and D06-14038) were submitted in 2014 and 2017 respectively, to facilitate the construction of a residential development comprised of 11 townhouse dwelling units on a private road on the subject lands.

The applicant's Official Plan Amendment and Zoning By-law Amendment applications were approved in part at the Ontario Municipal Board (now Local Planning Appeal Tribunal, LPAT) on March 10, 2020 pending finalization of the applicant's Site Plan and draft Plan of Subdivision applications. The draft Plan of Condominium application was deferred until such time as the related Site Plan application was approved. 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 road to be constructed within the development is 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 south side of 16th Avenue where the right-of-way is extended south of the Canadian National Railway overpass to meet Red Maple Road, and have a total lot area of approximately 0.26 hectares (0.64 acres). The lands currently support a single detached dwelling which is proposed to be demolished as part of the applicant's development proposal. The lands abut 16th Avenue to the north, a place of worship (Apostolic Christian Church) to the east, single detached residential uses to the south, and a single detached residential dwelling and townhouses to the west. The lands are located in proximity to and partially within the Toronto and Region Conservation Authority (TRCA) Regulatory Storm Flood Plain of the German Mills Creek, a tributary of the Don River (refer to Maps 1 and 2).

### **Owner's Request:**

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

## Page 4

### Discussion:

The applicant's Private Street Naming Application was circulated to York Region as well as the City's Fire and Emergency Services Division as per the City's standard review process. Both agencies have advised that they have no objections to the proposed street name. 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 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 reviewed the applicant's request in the context of the City's *Municipal Street Naming and Addressing Guide* and has concluded that the proposed street name meets the above requirements. The proposal includes a 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 Carl Hill, and will include a poppy on the street sign to commemorate his service.

The applicant has submitted a plan that depicts Carl Hill Lane (P) as the proposed street name for the private street to be established on its land holdings. Staff has

## Page 5

reviewed the plan and considers the proposed street name appropriate for the following reasons:

- the suffix Lane (P) is consistent with Council's policy for denoting a private street;
- the street name 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 meets 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,
- the street name would apply to the new street 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 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 street 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.20.059 - Request for Approval - Private Street Naming Application - 2522772 Ontario Inc. - D15-20009.docx
Attachments:	- Appendix A.pdf - MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_NEIGHBOURHOOD_CONTEXT_S1520009A.pdf - MAP_3_PROPOSED_STREET_NAMING.pdf
Final Approval Date:	May 11, 2020

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

**Gus Galanis - May 7, 2020 - 9:18 AM**

**Kelvin Kwan - May 11, 2020 - 11:10 AM**

**MaryAnne Dempster - May 11, 2020 - 11:26 AM**