



Staff Report for Council Meeting

Date of Meeting: June 10, 2020

Report Number: SRPRS.20.088

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.20.088 - Request for Approval - Private Street Naming Application - Leslie Richmond Developments Ltd. - City File D15-20015

Owner:

Leslie Richmond Developments Ltd.
2 St. Clair Avenue W
Toronto, Ontario
M4V 1L5

Agent:

Marlin Spring Developments
2 St. Clair Avenue W
Toronto, Ontario
M4V 1L5

Location:

Legal Description: Part of Lot 30, Concession 3, E.Y.S.
Municipal Addresses: 1521 19th Avenue

Purpose:

A request for approval to assign 12 street names from the Council Approved Street Name List to the private streets to be established within the approved residential development to be constructed on the subject lands.

Recommendations:

- a) That Staff Report SRPRS.20.088 regarding the Private Street Naming Application submitted by Leslie Richmond Developments Ltd. for the lands known as Part of Lot 30, Concession 3, E.Y.S. (Municipal Address: 1521 19th Avenue) be approved subject to the following:
 - (i) that the proposed private street names Enniskillen Lane (P), George Bales Lane (P), Gillies Lane (P), Kahshe Lane (P), Millman Lane (P), Norman Fleming Lane (P), Onigam Lane (P), Seine Lane (P), Stanley

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Dennis Lane (P), Tay Lane (P), Whitefish Lane (P) and Wolsey Lane (P) be approved in accordance with Staff Report SRPRS.20.088; 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:

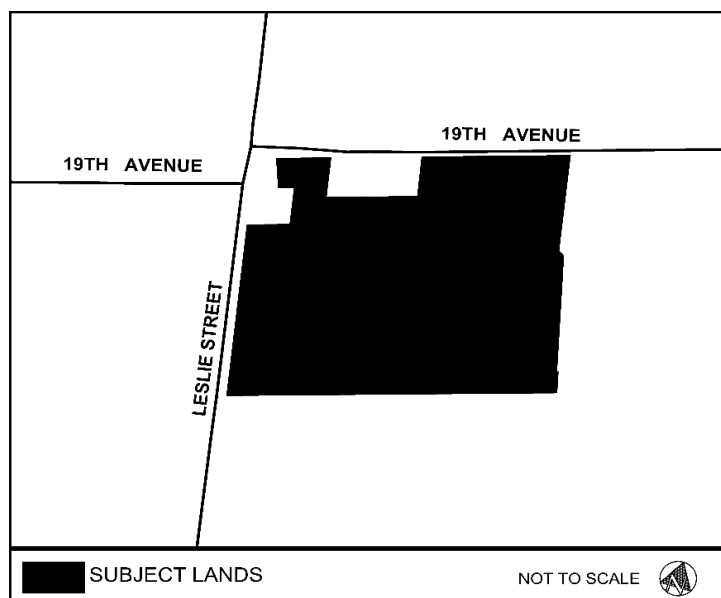
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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.



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Background:

The subject Private Street Naming application was received and deemed complete by the City on February 27, 2020. Zoning By-law Amendment, draft Plan of Subdivision, and Site Plan applications (City Files D02-15025, D03-15007, D06-18030, D06-18031 and D06-18041) were submitted in 2015 and 2018 respectively, to facilitate the construction of a residential development comprised of 422 townhouse dwelling units on 12 private and two public streets to be established on the subject lands.

At the March 24, 2018 Council meeting, Council approved the applicant's draft Plan of Subdivision and also approved in part, the applicant's Zoning By-law Amendment application as it relates to the Phase 3 lands of the applicant's development proposal. The approval of zoning for the remaining Phase 1, 2 and 4 lands was deferred as per the recommendations of Staff Report SRPRS.18.074 until the subject Site Plan applications were finalized. City staff have been actively working with the applicant to finalize the Site Plan and draft Plan of Subdivision applications for the subject lands, which are both nearing final approval.

Staff notes that the two public streets form part of the draft Plan of Subdivision and will be named through the approval of that application. One of the public streets is proposed to be named Lunay Drive, as it is an extension of the existing Lunay Drive from the existing subdivision to the south. The other public street in the approved development is to be named Russel Wice Avenue. Russel Wice was a member of the Richmond Hill community that served Canada in World War II and the street sign will include a poppy to commemorate his service.

In accordance with the provisions of the City's *Municipal Street Naming and Addressing Guide*, the private streets 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 southeast corner of 19th Avenue and Leslie Street and have an area of 18.6 hectares (46.0 acres). The lands are presently vacant and are mainly used for agricultural purposes while the remainder of the site contains a wetland (refer to Maps 1 and 2). Abutting land uses include 19th Avenue to the north, agricultural and natural heritage lands, residential and commercial uses to the east, Leslie Street to the west and the TransCanada Pipelines Easement, natural heritage lands and agricultural lands approved for residential development to the south (City Files D02-13035, D03-13015, D06-17104 and D06-17105).

Owner's Request:

The applicant is seeking approval of its proposal to name the 12 private streets that are to be established in conjunction with the approved residential development to be constructed on its land holdings.

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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 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 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 names meet the above requirements. The proposal includes new street names in recognition of the commitment of three members of the Richmond Hill community that served Canada in World Wars I and II. The proposed street names honour the service of George Bales, Norman Fleming and Stanley Dennis, and a poppy will be included on the street sign to commemorate their service.

The applicant has submitted a plan that depicts Enniskillen Lane (P), George Bales Lane (P), Gillies Lane (P), Kahshe Lane (P), Millman Lane (P), Norman Fleming Lane (P), Onigam Lane (P), Seine Lane (P), Stanley Dennis Lane (P), Tay Lane (P), Whitefish Lane (P) and Wolsey Lane (P) as the proposed street names for the 12

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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 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 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 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 12 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.

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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 1
- Map 4 Proposed Street Naming 2
- Map 5 Proposed Street Naming 3

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Report Approval Details

Document Title:	SRPRS.20.088 - Request for Approval - Private Street Naming Application - D15-20015.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.pdf- MAP_1_AERIAL PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT.pdf- MAP_3_PROPOSED STREET NAMING 1.pdf- MAP_4_PROPOSED STREET NAMING 2.pdf- MAP_5_PROPOSED STREET NAMING 3.pdf
Final Approval Date:	May 20, 2020

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

Gus Galanis - May 20, 2020 - 11:36 AM

Kelvin Kwan - May 20, 2020 - 1:31 PM

MaryAnne Dempster - May 20, 2020 - 2:20 PM