



Staff Report for Council Meeting

Date of Meeting: June 24, 2020

Report Number: SRPRS.20.096

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.20.096 - Request for Approval - Private Street Naming Application - Leslie Elgin Developments Inc. - City File D15-20029

Owner/Agent:

Leslie Elgin Developments Inc.
600 Applewood Crescent
Vaughan, Ontario
L4K 4B4

Location:

Legal Description: Block 52, Plan 65M-4668
Municipal Addresses: 0 Leslie Street

Purpose:

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

Recommendations:

- a) That Staff Report SRPRS.20.096 regarding the Private Street Naming Application submitted by Leslie Elgin Developments Inc. for the lands known as Block 52, Plan 65M-4668 (Municipal Address: 0 Leslie Street) be approved subject to the following:
 - (i) that the proposed private street name Riley Reed Lane (P), in recognition of a member of the Richmond Hill community that served Canada in World War I, be approved in accordance with Staff Report SRPRS.20.096; 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 name upon finalization of the development applications.

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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:

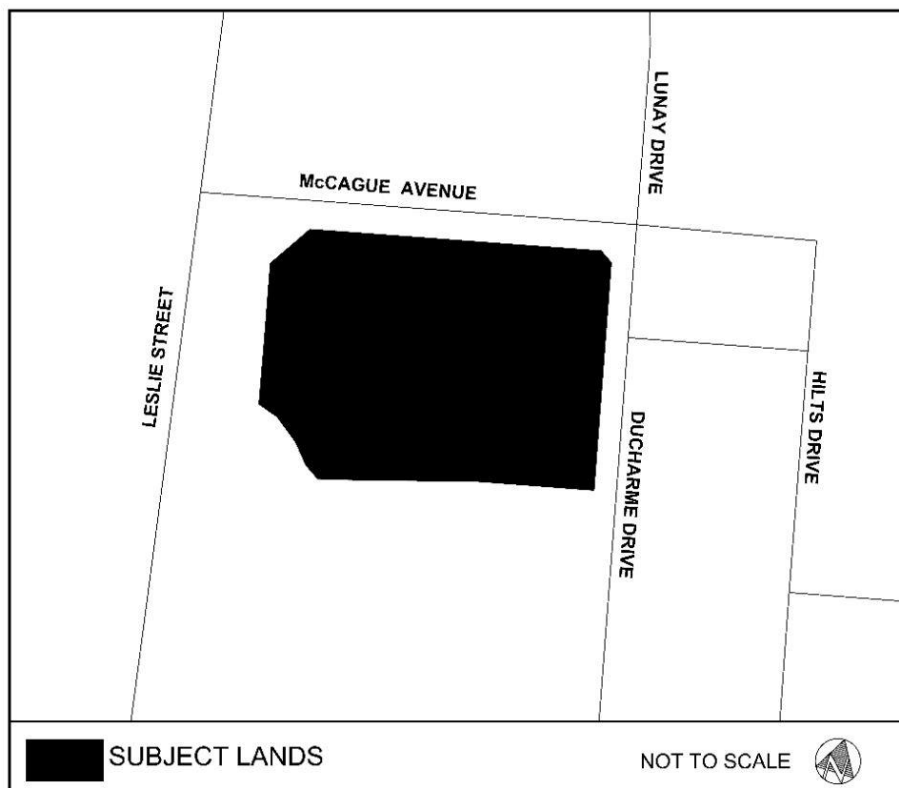
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 May 25, 2020.

The subject lands are part of Phase 2 of the recently registered Plan of Subdivision (City File D03-04009) to be constructed on the subject lands. A Site Plan application (City File D06-19021) for these lands, Block 52, was submitted in 2019 to facilitate the construction of 65 townhouse dwellings on a private road. City staff have been actively working with the applicant to finalize the related Site Plan application on the subject lands, which is 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 east side of Leslie Street, north of Elgin Mills Road East, at the southeast corner of Leslie Street and McCague Avenue (refer to Map 1). The total lot area of the subject lands is 1.31 hectares (3.23 acres) and the lands are presently vacant. The lands abut Leslie Street to the west, McCague Avenue to the north, Ducharme Avenue to the east, and a stormwater management pond to the south.

Owner's Request:

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

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

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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 I. The proposed street name honours the service of Riley Reed, and will include a poppy on the street sign to commemorate his service.

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

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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.

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

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|----------------------|--|
| Document Title: | SRPRS.20.096 - Request for Approval - Private Street Naming Application - Leslie Elgin Developments Inc. - D15-20029.docx |
| Attachments: | - Appendix A.pdf - MAP_1_AERIAL PHOTOGRAPH.pdf - Map_2_Neighbourhood_Context.pdf - MAP_3_PROPOSED_STREET_NAMING.pdf |
| Final Approval Date: | Jun 2, 2020 |

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

Gus Galanis - Jun 2, 2020 - 9:58 AM

Kelvin Kwan - Jun 2, 2020 - 4:20 PM

MaryAnne Dempster - Jun 2, 2020 - 5:52 PM