



Staff Report for Council Meeting

Date of Meeting: October 28, 2020

Report Number: SRPI.20.004

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPI.20.004 – Request for Approval – Private Street Application – Elgin House Properties Limit – City File D15-20042

Owner:

Elgin House Properties Limited
8611 Weston Road, Unit 18
Vaughan, Ontario
L4L 9P1

Location:

Legal Description: Part of Lots 26 and 27, Concession 2, E.Y.S.
Municipal Address: 1000 Elgin Mills Road East

Purpose:

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

Recommendations:

- a) That Staff Report SRPI.20.004 regarding a Private Street Naming Application submitted by Elgin House Properties Limited for the lands known as Part of Lots 26 and 27, Concession 2, E.Y.S. (Municipal Address: 1000 Elgin Mills Road East), City File D15-20042, be approved subject to the following:
 - (i) That the name “Steckley House” be added to the Council Approved Street Name List;
 - (ii) That the proposed private street names (David Eyer Lane (P)) and (Steckley House Lane (P)) be approved in accordance with SRPI.20.004; 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 proposed private street names.

Contact Person:

Philip Liu, Planner I – Site Plans, phone number 905-747-6312 and/or
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

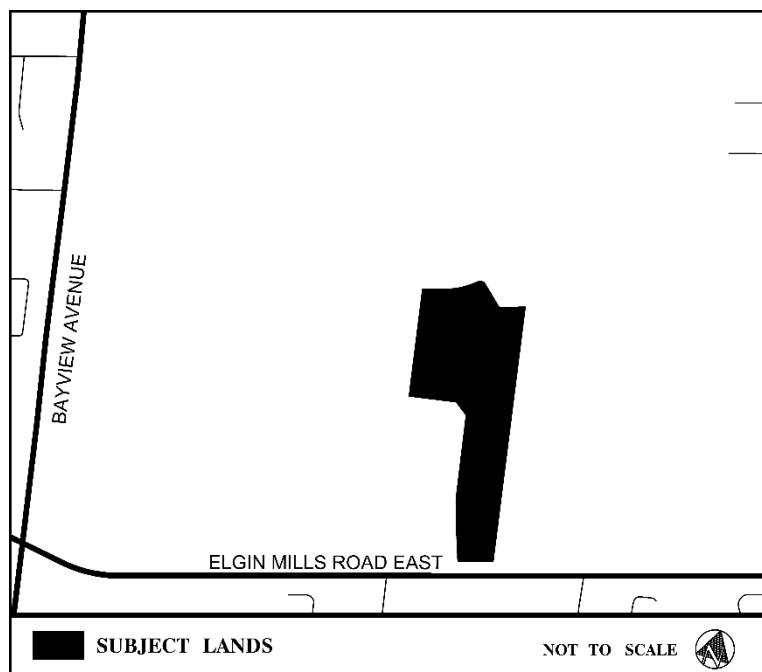
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by: Mary-Anne Dempster, 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 the person listed under “Contact Person” above.



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Background:

The subject Private Street Naming application was received on August 24, 2020, and deemed complete by the City as of September 22, 2020. Official Plan Amendment, Zoning By-law Amendment and Site Plan applications (City Files D01-15007, D02-15036, D06-15079) were submitted in 2015 to facilitate the construction of a residential development comprised of 316 townhouse dwelling units and 284 apartment dwelling units in two high-rise residential buildings on the subject lands. The Official Plan Amendment and Zoning By-law Amendment applications were approved by Council on July 10, 2017 and the implementing planning instruments were in full force and effect on May 3, 2018 and September 24, 2018 respectively. 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 roads 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 north side of Elgin Mills Road East and have a total area of 4.361 hectares (10.8 acres). The lands are largely vacant, although the southern part of the property contains a heritage dwelling with a related small outbuilding and a natural heritage system associated with a tributary of the Rouge River (refer to Maps 1 and 2).

Owner's Request:

The applicant is seeking Council's approval to add "Steckley House Lane" (P) to the City's Council Approved Street Name List; and to assign this name as well as "David Eyer Lane" (P), which is already on the City's Approved Street Name List, to the private streets that are to be established within the proposed residential development to be constructed on the subject lands (refer to Map 3).

Discussion:

The applicant's request has been 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.

In accordance with the City's *Municipal Street Naming and Addressing Guide* (the "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:

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“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; and,***
- 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; and,***
 - Recognize communities that contribute to the public life of the Town.”***

Staff has undertaken a review of the applicant's request in the context of the Guide and has concluded that the proposed name 'Steckley House Lane' meets Section 1.2, particularly the category identified as c) and d) above. Christian Steckley Jr. was a Pennsylvania-German immigrant that purchased Lot 26, Concession 2, E.Y.S which makes up part of the subject property municipally known as 1000 Elgin Mills Road East. A house, now known as the Steckley-Eyer House, is thought to have been built between 1830 and 1837 on the subject property and was later designated under the *Ontario Heritage Act* in 1998. It is noted that the Steckley-Eyer House will be retained in its original location on the subject property and will be renovated with an addition as part of the proposed residential development of the subject lands. As such, the proposed name 'Steckley House Lane' (P) is considered appropriate for the subject property in commemoration of the heritage building on the lands.

Staff also recommends the street name "David Eyer" be used in the proposed residential development, notwithstanding the street name having been previously reserved for the Bayview North Area as approved at the September 25, 1996 Planning and Development Committee special meeting (refer to Appendix A and B). It is noted that the Bayview North Area includes lands situated between Elgin Mills Road East and Major Mackenzie Drive East to the north and south, as well as Bayview Avenue and Leslie Street to the east and west. While the accompanying staff report (SRP96178) recommended that the name be used in the Bayview North Area, staff is of the opinion that the subject property is an appropriate location for the private street name assignment of 'David Eyer Lane'. Furthermore, this would satisfy the Guide's policy that

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at least 50% of the proposed street names be assigned from the Approved Street Name List.

Further to the above, it is noted that David Eyer was an early 19th century settler that established significant industries, such as the Eyer Sawmill and Eyer Foundry, near Elgin Mills Road in the early 1800s. His son, David Eyer Jr. was born on the family homestead (located on lands now municipally known as 1045 Elgin Mills Road East) located directly across the street on the south side of Elgin Mills Road. In 1850, David Eyer Jr. acquired Lot 26, Concession 2 including the aforementioned historic house. Given the close proximity of the subject property to the original Eyer Homestead located directly across the street at 1045 Elgin Mills Road, and that the designated Steckley-Eyer House once owned by David Eyer Jr. is located on the subject property, staff is of the opinion that the assignment of David Eyer Lane (P) within the proposed development is appropriate.

Finally, staff notes that Section 1.2 of the Guide states that for every 1-4 private and/or public streets proposed, at least one be named after a Richmond Hill resident that had given their life in public service. However, due to the strong historical and community ties that the proposed names “Steckley House Lane” and “David Eyer Lane” represent in the context of these lands as outlined above, staff recommends approval as these names establish an important link to the City’s past as well as a nod to the local heritage of Richmond Hill.

On the basis of the preceding, staff recommends that the addition of the proposed street name “Steckley House Lane” to the City’s Council Approved Street Name List be supported by Council, that Council approve the applicant’s Private Street Naming Application, and 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 as a role model for municipal management amongst area municipalities through its established private street naming process.

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Conclusion:

The applicant is seeking Council's approval of its Private Street Naming Application to name the private streets to be established within the residential development to be constructed on its land holdings. In consideration of the preceding, it is recommended that this application be approved and that the implementing by-law be forwarded to a regularly scheduled Council meeting for adoption.

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
- Appendix B, Minutes of Planning and Development Committee Meeting PDC#18-96 held September 25, 1996
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Proposed Street Naming

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Report Approval Details

Document Title:	SRPI.20.004 - 1000 Elgin Mills Road East - D15-20042 (Elgin House Properties Limited).docx
Attachments:	<ul style="list-style-type: none">- SRPI.20.004 - Appendix A - Excerpt from Council Approved Street Name List.pdf- SRPI.20.004 - Appendix B - Meeting Minutes PDC 18-96.pdf- SRPI.20.004 - MAP_1_AERIAL_PHOTOGRAPH.pdf- SRPI.20.004 - MAP_2_NEIGHBOURHOOD_CONTEXT.pdf- SRPI.20.004 - MAP_3_PROPOSED_STREET_NAMING.pdf
Final Approval Date:	Oct 8, 2020

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

Gus Galanis - Oct 7, 2020 - 2:59 PM

Kelvin Kwan - Oct 7, 2020 - 3:01 PM

MaryAnne Dempster - Oct 8, 2020 - 9:28 AM